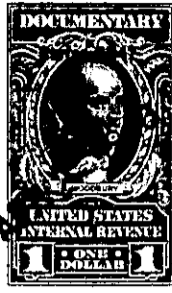


THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

APR 23 2:10 PM



KNOW ALL MEN BY THESE PRESENTS, That I, R. E. Dalton

in the State aforesaid, in consideration of the sum of Thirteen Hundred Forty
(\$1340.00) Dollarsto me in hand paid at and before the sealing of these presents
by Charlie J. Allen and Mae B. Allen(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents
do grant, bargain, sell and release unto the said Charlie J. Allen and Mae B. Allen, their
Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Sunny Lane in Grove Township, Greenville County, South Carolina, lying West of the Greenville-Piedmont Road, known as U. S. Highway No. 29 and being shown as Lot Nos. 24 and 25 on plat of property of R. E. Dalton, made by Dalton & Neves, Engineers, November 1947, recorded in the R. M. C. Office for Greenville County in Plat Book "S", page 15 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Sunny Lane, joint corner of Tracts 25 and 26 and running thence S. 3-10 W. 101 feet to an iron pin; thence N. 78-35 W. 930 feet to a point on Saluda River; thence with said Saluda River N. 5-0 E. 385 feet to an iron pin; thence continuing up said river due North 275 feet to an iron pin to a point in lake on edge of Saluda River; thence running through said lake S. 84-0 E. 600 feet to a point on lake; thence continuing up said lake and with center of branch to a point (the traverse line being S. 30-0 E. 230 feet); thence with the line of Lot 23 S. 21-13 E. 407 feet to an iron pin on the North edge of Sunny Lane; thence with Sunny Lane along a curved line to a point (the chord being S. 81-30 W. 87 feet); thence continuing with Sunny Lane along a curved line to a point (the chord being S. 17-37 W. 80 feet); thence continuing with Sunny Lane along a curved line to a point (the chord being S. 50-10 E. 97.3 feet) the beginning corner and containing 13.38 acres more or less.

This is a portion of that property devised to the Grantor, R. E. Dalton, under the will of R. A. Dalton, Deceased, which is on file in the office of the Probate Court for Greenville County in Apt. 230, File 25. And a portion of that inherited by me as the sole heir of Lucia Dalton Newton, Nee Lucia Dalton Taylor as shown in Apt. 522, file 26, Office of the Probate Court for Greenville County.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall be used for residential purposes only.
- (2) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African Descent
- (3) No residence shall be erected on said lot costing less than \$2,500.00.

The Grantor is to pay 1948 taxes.