

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of the  
County of Greenville,

in the State aforesaid, in consideration of the sum of Seventy Five Hundred (\$7500.00)  
Dollars and the restrictions hereinafter set forth,

to me in hand paid at and before the sealing of these presents  
by John G. Martin and Elizabeth D. Martin

(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 John G. Martin and Elizabeth D.  
Martin, their heirs and assigns,

all that piece, parcel or lot of land in Gantt Township, Greenville

County, State of South Carolina, about five miles south of Greenville Court  
House, east of the Augusta Road, being known and designated as Lot  
Number Eleven (No. 11) on north side of Eastview Drive on plat and  
survey of subdivision known as "Clearview Heights" made by M. H. Wood-  
ward, R. E., Dec. 1945, recorded in the R. M. C. office for Greenville  
County in plat Book "P" at page 1, and, according to said plat, having  
the following metes and bounds, to-wit:

BEGINNING at a point on north side of Eastview Drive, joint  
front corner with Lot No. 10, and running thence N. 18-04 W. 222.4  
feet along eastern line of Lot No. 10, to point; thence N. 68-18 E. 86.4  
feet to point, joint rear corner with Lot No. 12; thence S. 18-04 E.  
228.1 feet along western line of Lot No. 12, to point on north side of  
Eastview Drive; thence S. 71-56 W. 86.2 feet along north side of East-  
view Drive to point of beginning. The above described property is a  
part of a tract of 18.91 acres of land, more or less, conveyed to me  
by Willis and others by deed dated Nov. 3, 1944 and recorded in Vol. 269  
at page 179 in said R. M. C. office.

Subject, however, to a right-of-way reserved for sidewalk and  
power line.

This property is conveyed, also, subject to the following  
uniform restrictions, which are a part of the consideration hereinabove  
expressed, to-wit:

1. That any residence erected on the above property shall  
face Eastview Drive;
2. That no residence shall be erected on said property cost-  
ing less than \$4,000.00, exclusive of lot;
3. That no building shall be erected on said property nearer  
than fifty five (55) feet to the north side of Eastview Drive;
4. No surface closet shall be placed or used on said property;
5. That said property shall be used for residential purposes  
only, and not for any commercial purposes;
6. That no part of said property shall be sold or rented to  
or otherwise disposed of to, any person or persons of African descent.

This property is conveyed subject to an easement and right-of-  
way across the rear of said lot of land, Ten (10) feet in width at all  
points, which is expressly reserved by Grantor for the purpose of an  
alleyway extending eastward from the Augusta Road, if said alleyway is  
constructed and established before the year 1952.