

## GENERAL WARRANTY DEED.

GEORGIA, MORGAN COUNTY:

WHEREAS, By a deed dated November 22nd, 1934, and recorded on November 23rd, 1934, in Volume 172, Page 162, of the records of the Register of Mesne Conveyance for Greenville County, South Carolina, and Also recorded in Book "J", Page 391, of the records of the County Auditor for Greenville County, South Carolina, the parcel of real estate hereinbelow described was conveyed by Laurens Road Development Company, as grantor, to Mattie Lou Starr, then of Commerce, Georgia, as grantee; and,

WHEREAS, The said Mattie Lou Starr has subsequently inter-married with R. R. Johnson, and she is on this date the lawful wife of the said R. R. Johnson;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the said Mrs. R. R. (Mattie Lou Starr) Johnson, the same person who on November 22nd, 1934, was Miss Mattie Lou Starr, now a resident of Morgan County, Georgia, and R. R. Johnson, her husband, now a resident of Morgan County, Georgia, for and in consideration of the sum of Two Hundred Fifty & No/100 (\$250.00) Dollars, to the said Mrs. R. R. (Mattie Lou Starr) Johnson in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Lewis P. Chick, now a resident of Athens, Clarke County, Georgia, his heirs and assigns, all of the following described real estate, to-wit:

All that certain piece, parcel, or lot of land in Greenville County, South Carolina, about three miles East of the City of Greenville and East of the Laurens Road, being situate on the East side of Sycamore Drive, and known and designated as Lot No. 156 of East Lynne Addition, and having according to a plat thereof on file in the R. M. C. Office for Greenville County in Plat Book H at page 22, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the East side of Sycamore Drive, which iron pin is at the joint corner of lots 156 and 157; thence with the joint line of said lots S 69-42 E 270.3 feet to an iron pin on the West side of Ridgeway Drive; thence with the West side of said Drive N 14-32 E. 50.25 feet to an iron pin at the corner of lots 155 and 156; thence with the joint line of the last mentioned lots N 69-42 W 265.2 feet to an iron pin on the East side of Sycamore Drive; thence with said Drive S 20-18 W 50 feet to the point of beginning.

This property is conveyed subject to the following restrictions, which are a part of the consideration for this deed and are for the benefit of all lot-holders as shown on said plat above referred to:

(1) The lots herein conveyed shall never be sold, rented, or otherwise disposed of to negroes or persons having any percentage of negro blood.

(2) The lots herein conveyed shall be used exclusively for residential purposes.

(3) No residence shall be erected upon said lot costing less than \$1,250.00.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever:- and the said grantors hereinabove named do hereby bind themselves, their heirs, executors, administrators, and assigns, to warrant and forever defend all and singular the said premises unto the grantee hereinabove