

FILED

VOL 342 PAGE 242

THE STATE OF SOUTH CAROLINA,

APR 7 4 47 PM 1948

COUNTY OF GREENVILLE

CLLIE FARNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, J. G. Leatherwood,

in the State aforesaid, in consideration of the sum of

Thirteen Hundred and no/100 (\$1300.00) Dollars

to me in hand paid at and before the sealing of these presents by George Gilstrap

(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 George Gilstrap, his heirs and assigns:

~~at his office for recording~~

~~Township~~

~~County of South Carolina~~

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the Augusta Road School site, on Highland Drive and being a part of Lot No. 43 of the C. B. Martin subdivision, as shown on a plat of record in Plat Book "F", page 102, said lot hereby conveyed having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Highland Drive, joint corner of lots 43 and 44, and running thence S. 41-10 E. 65 feet to an iron pin, joint corner of land heretofore conveyed to Mr. Lucas; thence along line of property conveyed to Lucas N. 48-50 E. 180 feet to an iron pin; thence N. 41-10 W. 65 feet to an iron pin, joint corner of lots 43, 44, 23 and 24; thence along line of lot 44, S. 48-50 W. 180 feet to beginning corner, and being a portion of the property conveyed to the grantor by Mary Ellen Crain Covington.

The property herein conveyed is subject to the following conditions and restrictions which conditions and restrictions are part of the consideration for this deed and are expressly for the benefit of all owners of lots as shown on plat above referred to, to-wit:

- (1) No building shall be erected nearer to the abutting sidewalk than thirty (30) feet.
- (2) The property herein conveyed shall never be sold, rented or otherwise disposed of to a person, or persons, having any percentage of Negro blood.
- (3) The property herein conveyed shall never be used for other than residential purposes, and no residence costing less than \$5,000.00 on either or both of the lots shall ever be erected thereon.
- (4) No dwelling shall be constructed on the property hereby conveyed nearer than fifteen (15) feet to the property conveyed to Seabrook W. Lucas, except a garage may be constructed within said distance on the rear of said lot. See restriction in this regard in the deed to Seabrook W. Lucas dated January 29, 1948, and recorded in R.M.C. Office, Vol. 335, page 45.

215-10-9