

State of South Carolina,

Greenville County

1948 9 21 AM 10:00

Know all Men by these Presents, That

I, Everett B. Poole,

in the State aforesaid,

in consideration of the sum of Twenty-Seven Hundred & No/100 (\$2700.00) - Dollars

to me paid by

John F. Smith,

in the State aforesaid, 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 F. Smith,

All that piece, parcel or lot of land in the City of Greenville, ~~Kawaska~~ Greenville County, State

of South Carolina, on the North side of Hillcrest Drive, known and designated as lot No. 21 and a 25 foot strip from the Western side of lot No. 20 Block E of a Subdivision known as Highland Terrace, a plat of which is recorded in the R. M. C's Office for Greenville County in Plat Book G, at Page 208 and another plat recorded in said office in Plat Book D, at Page 238 and having, according to said plats, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Hillcrest Drive, which iron pin is 490 feet from the Northeastern intersection of North Main Street and Hillcrest Drive, joint corner of lots Nos. 21 and 22; thence with the joint line of said lots N. 23-30 E. 190 feet to an iron pin, rear joint corner of said lots; thence S. 66-30 E. 100 feet to an iron pin, which iron pin is 25 feet East of the rear joint corner of lots Nos. 20 and 21; running thence S. 23-30 W. 190 feet to an iron pin on Hillcrest Drive, which iron pin is 25 feet East of the joint corner of lots Nos. 20 and 21; running thence along Hillcrest Drive N. 66-30 W. 100 feet to the point of beginning, this being all of lot No. 21 and a 25 foot strip on the Western side of Lot No. 20, Block E, according to said plats. The taxes for the year 1948 are to be prorated as of this date.

Subject, however, to the following building restrictions which are for the benefit and protection of the other lot owners:

(1) The property herein conveyed, nor any part thereof, shall not be sold, rented, or otherwise disposed of to persons of African descent;

(2) The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance;

(3) No building shall be erected upon the said property nearer to Hillcrest Drive than the present building line; and

(4) No building costing less than Five Thousand (\$5,000.00) Dollars shall be erected upon said lot other than our buildings appurtenant to a dwelling.

179-1-29