

State of South Carolina,

Greenville County

Know all Men by these presents, That B. F. Fowler and Estelle Fowler

in the State aforesaid, in consideration of the sum of Eight Thousand Nine Hundred Fifty and No/100 (\$8,950.00)-----Dollars

to me paid by Jack C. Tollison

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 Jack C. Tollison, his heirs and assigns, all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on McMakin Drive between Dukeland Drive and Belmont Avenue in that section known as Sans Souci about two miles north of the City of Greenville, being known and designated as Lots Nos. 121 and 122 and 123 on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book K, at page 92, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of a five foot sidewalk running along McMakin Drive, said pin being the joint front corner of Lots Nos. 120 and 121, and running thence along the western line of Lot No. 120, S. 5-50 E. 204.4 feet to an iron pin, joint rear corner of Lots 120 and 121; thence S. 83-55 W. 159 feet to an iron pin, joint rear corner of Lots 123 and 124; thence along the eastern line of Lot 124, N. 5-50 W. 207.2 feet to an iron pin on the southern edge of said sidewalk running along McMakin Drive, said pin being the joint front corner of Lots 123 and 124; thence along the southern edge of said sidewalk, N. 83-55 E. 159 feet to an iron pin, the beginning corner; being the same property conveyed to B. F. Fowler and Estelle Fowler by Hext M. Perry, Trustee, by deed dated February 27, 1947, and recorded in the R.M.C. Office for Greenville County in Deeds Volume 308, page 191. Estelle Fowler conveyed her one-half undivided interest in these lots to B. F. Fowler by deed dated June 27, 1947 and recorded in said office in Deeds Volume 314, page 204.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of twenty-five (25) years from the date hereof: -

- (1) Said property is to be used for residential purposes only.
- (2) No residence is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the southern edge of said sidewalk running along McMakin Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.

The above described property is shown on the Township Block Book at page 167, Block 8, lots 5, 6 and 7. The grantee is to pay taxes for 1951. 167-8-5,6 & 7

