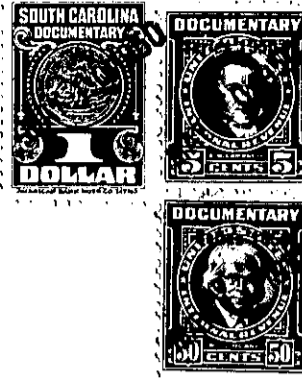


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State of South Carolina,

Greenville County

RECORDED
MAY 10 9 24 AM 1939
CLERK OF COURTS
GREENVILLE S.C.



Know all Men by these presents, That I, W. S. Griffin, Jr.

in the State aforesaid,

in consideration of the sum of three hundred and no/100 Dollars

to me paid by

J. C. Henderson

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 J. C. Henderson,

All my right, title and interest, the same being an undivided one-half interest in and to

All that piece, parcel or lot of land in Township, Greenville County, State

of South Carolina, on the east side of Maple Avenue, being shown as Lot No. 2, Block K, on plat of Northgate revised by R. E. Dalton, May 1939, recorded in the R. M. C. Office for Greenville County in Plat Book M, Page 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Maple Avenue, joint front corner of Lots 2 and 3, Block K, and running thence along the line of Lot No. 3, S. 75-09 E. 170 feet to an iron pin; thence N. 2-29 E. 68 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the line of Lot No. 1, N. 75-20 W. 144.7 feet to an iron pin on the eastern side of Maple Avenue; thence along the eastern side of Maple Avenue, S. 23-38 W. 67 feet to the point of beginning.

The property is conveyed subject to the following restrictions and reservations:

- 1/ No building shall be erected nearer than 40 feet to the front line of lot on Maple Avenue
- 2/ No dwelling shall be erected on said property costing less than \$3000
- 3/ The said lots shall be used for residential purposes only
- 4/ The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- 5/ No obnoxious or offensive trade shall be carried on on the property
- 6/ No building of a temporary structure shall be erected on the property for use as a residence
- 7/ An easement is reserved along the rear line of the lot, two (2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

The above mentioned Maple Avenue is designated on Plat Book M Page 13 as East Avondale Drive.

180-3-2