

The State of South Carolina,
GREENVILLE CO. S. C.
County of GREENVILLE

APR 29 10 41 AM 1948

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That We, Annie Lou Newman and J. L. Newman, as Administrator C. T. A. of the Estate of Mary Ella McDaniel, Deceased,
in the State aforesaid, in consideration of the sum of Thirty-one Hundred (\$3,100.00)
----- Dollars,
to us in hand paid at and before the sealing of these presents by
Ralph O. Tuten

(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 RALPH O. TUTEN, his Heirs and Assigns, forever:

All of that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Cleveland Street and being known and designated as Lot No. 47 according to plat of McDaniel Heights prepared by Dalton & Neves, Engineers, August, 1928, and subsequently revised September, 1946, which revised plat is of record in the R. M. C. Office for Greenville County in Plat Book P, at page 87, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Cleveland Street at joint front corner of Lots No. 47 and 48, which pin is located 155 feet West of the Northwestern intersection of Cleveland Street and an unnamed 50 foot street (now _____), and running thence along the Northern side of Cleveland Street, S. 85-50 W. 75 feet to an iron pin at the joint front corner of Lots No. 46 and 47, said pin also being in the center of a drain ditch easement; thence along the common line of said last mentioned lots and in the center of said easement, N. 4-10 W. 185 feet to an iron pin at the joint rear corner of said lots; thence N. 85-50 E. 75 feet to an iron pin at the joint rear corner of Lots No. 47 and 48; thence along the common line of said last mentioned lots, S. 4-10 E. 185 feet to an iron pin, the beginning corner.

This conveyance is made subject to the following building restrictions:

- (1) The said property shall be used exclusively for residential purposes.
- (2) The said property shall never be sold, rented or otherwise disposed of to any person or persons other than of the Caucasian race.
- (3) No dwelling shall be erected nearer to the front lot line than forty feet.
- (4) No dwelling costing less than \$10,000.00, when completed, shall be erected on said lot.

The grantee assumes and agrees to pay the 1948 State and County and City taxes.