

State of South Carolina,

Greenville County



Know all Men by these Presents, That I, H. C. Beattie

in the State aforesaid,

in consideration of the sum of One Thousand (\$1,000.00) Dollars
and the assumption of one-half of the mortgage indebtedness.
to me paid by

R. M. Caine

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

R. M. Caine, his heirs and assigns

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

of South Carolina, lying and being on the North and West side of University Ridge, being shown as Lots 7 and 8 on May #2 of property of W. C. Cleveland, made by Dalton & Neves, Engineers, May, 1931, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "K", Pages 98 and 99, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of University Ridge at joint front corner of Lots 8 and 9 and running thence with the line of Lot 9, S. 88-27 W. 219 feet to an iron pin on the East side of a ten-foot screen area; thence with said screen area, S. 8-00 E. 80.7 feet to an iron pin; thence still with said screen area, S. 11-23 E. 113 feet to an iron pin on the North side of University Ridge; thence with University Ridge, N. 86-44 E. 97.8 feet to an iron pin; thence still with University Ridge, N. 69-58 E. 50 feet to an iron pin; thence continuing with University Ridge, N. 42-40 E. 41.6 feet; thence still with University Ridge, N. 2-21 E. 95 feet to the beginning corner.

This property is conveyed subject to the following building restriction:

(1) This property shall not be disposed, leased or rented to any person of African descent.

As part of the consideration for this conveyance, the Grantee assumes and agrees to pay one-half of the balance due on the purchase money mortgage executed by H. C. Beattie to W. C. Cleveland, covering the above property, which mortgage was executed on May 16, 1946 and recorded in the R.M. C. Office for Greenville County in Mortgage Book 345 at page 141. Said mortgage being assigned on June 5, 1946 to Gertrude C. McCoin and on which there was due and owing on May 16, 1949 the sum of Fifteen Hundred (\$1,500.00) Dollars with interest at five (5) per cent.