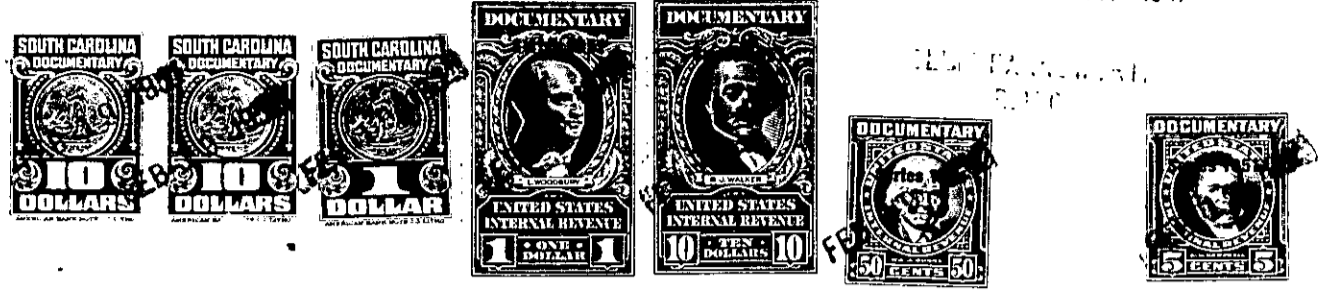


THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FEB 13 3 01 PM '51



KNOW ALL MEN BY THESE PRESENTS. That..... Francis M. Hipp.....  
.....  
in the State aforesaid, in consideration of the sum of.....  
Ten Thousand Three Hundred Fifty and No/100-----(\$10,350.00) Dollars  
to..... Him..... in hand paid at and before the sealing of these presents  
by..... Gabrielle Austin and Charley V. Austin.....  
(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..... Gabrielle Austin and.....  
Charley V. Austin, their Heirs and Assigns forever

all that piece, parcel or lot of land in the City of Greenville, ~~KAYKAYKAY~~ Greenville  
County, State of South Carolina, being more particularly described as follows:

Beginning at the southwestern intersection of North Main Street and West Avon-  
dale Drive and running along the western edge of North Main Street south 14 - 40  
west 265 feet to a point at or near the intersection of Richland Creek and North  
Main Street; thence north 80 - 11 west for a distance of 380.5 feet along said Rich-  
land Creek to a point; thence north 15 - 45 west 136 feet to a point; thence north  
13 - 58 east 160 feet to a point; thence turning south 83 - 04 east 126 feet to a  
point on West Avondale Drive, thence along the southern edge of West Avondale Drive  
south 75 - 34 east 323 feet to the point of beginning, as will more fully appear  
on a plat of property of Surety Mortgage Company by Pickell and Pickell, dated  
October, 1950, and recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_, in the R. M. C. Office  
of the County of Greenville, State of South Carolina.

This conveyance is subject to the following restrictions:

1. The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
2. No building of a temporary structure shall be erected on the property for use as a residence.
3. The said lot shall be used for residential purposes only.
4. No building shall be erected on the property other than a single family dwelling, which building shall cost not less than \$25,000.00.
5. No building shall be erected nearer than fifty (50) feet to the line of North Main Street nor nearer than forty (40) feet to the line of West Avondale Drive.
6. An easement is reserved along the rear line of the lot five (5) 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.

176-3-5.2  
out of 176-3-5