

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 471 PAGE 185

JAN 30 5 10 PM 1953

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That...James W. Curdts. as Trustee.....

.....
in the State aforesaid, in consideration of the ~~sum of~~ exchange of property having value
.....not in excess of \$100.00.....Dollars
to.....me.....in hand paid at and before the sealing of these presents
by.....J. A. McMahan.....
(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. A. McMahan, his heirs and.....
assigns, forever:

An undivided one half interest in and to all that lot of land situate, lying and being on the Southwest side of Laurens Road in the City of Greenville, Greenville County, South Carolina, being a portion of that property shown on plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "Z", at page 199, and having according to a survey made by Dalton & Neves, Engineers, May 1952, revised January 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Laurens Road at corner of lot now owned by the Grantee and M. Wilson Clary as Trustee for M. Wilson Clary, Jr., Dorothy L. Clary and Carol Clary under Trust Agreement dated December 31, 1952, said pin being 230.5 feet from the point where the Southwest side of the Laurens Road intersects with the Southeast side of Greenacre Road, and running thence along line of property of the Grantee and others S. 33-27 W. 55.54 feet to an iron pin; thence N. 34-29 E. 55.53 feet to an iron pin on the Southwest side of the Laurens Road; thence along the Southwest side of the Laurens Road N. 55-31 W. 1 foot to the beginning corner.

This is a portion of that lot that was conveyed to the Grantor as Trustee under deed of Sophie McA. Stokes, et al, dated April 6, 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 432, page 237. This property is conveyed by the Grantor as Trustee pursuant to the powers and authority conferred upon him by the terms of said deed.

The grantor herein owns a tract of land lying Southeast of and adjacent to the above property, having a frontage along Laurens Road of approximately 367.7 feet. As to this adjacent property, the grantor herein agrees:

1. That no building shall be erected thereon nearer than 107 feet to the front property line along Laurens Road.
2. That said adjacent property will not be used by the grantor, nor will he permit any other person or firm to use said adjacent property for the operation of an establishment or business at which groceries are sold at wholesale or retail in competition with a grocery store or supermarket which the grantee herein proposesto construct on the property hereinabove described.

The grantor further agrees that these two restrictions will be incorporated in the terms of and made a part of any lease or deed he may make leasing or selling the said adjacent property still owned by him.

Pt of 266-1-12 & 12.1