

State of South Carolina,

County of Greenville.

Whereas, under date of February 28, 1914, the names of those hereinafter signed to this instrument by Sallie Hart Harris, Attorney in Fact, executed and delivered to her a Power of Attorney to make this deed, and the wives of such makers of said power who might have had a Dower interest in said land, regularly renounced their dower on said Power: Now in pursuance thereof,

Know all men by these presents: That we, N. Henry Harris, Sallie H. Harris, Edna E. Willis, F.M. Harris, G.G. Harris, Mary H. Willis, Susan H. Pilcher and Nona H. Squires, by Sallie Hart-Harris, Attorney in Fact, in the State aforesaid in consideration of the sum of Four hundred and twenty five Dollars to us in hand paid at and before the sealing of these presents by J.A. Cox (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. Cox, a certain lot of land lying in Greenville Co. S.C. & being that lot known as lot No. (8) on Carolina Avenue on the map of the property of J.M. Harris, known as Highland and filed in R.M.C. office Greenville Co. S.C. and recorded in Plat Book C. page 146.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

To Have And To Hold all and singular the premises before mentioned unto the said J.A. Cox, - heirs and assigns forever; upon the following terms and conditions, which are conditions subsequent, to wit:

First. That property is not to be sold, rented or otherwise disposed of to persons of African decent.

Second. That no liquor, ardent spirits or near beer are to be sold on the property.

Third. That no house shall be built on the lot herein described to cost less than 750 dollars, but any person may use two or more lots, placing one residence thereon.

Fourth. That no building shall be erected nearer the street than 10 feet from the street.

Fifth. That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injury the value of any of the neighboring lots.

Sixth. That the layout of the lots as shown on said plat shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

Seventh. That the grantors reserve the right to lay and place or authorize the laying and placing of electric or other street-car tracks, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instruments of public utility, on or in any of the streets of said grantors without compensation of any lot owner.

In the event of a violation by the purchaser of the first provision above, the title to the property herein described shall revert to the grantors, except as against lien creditors, and in event of a violation of any of the other provisions above, the grantors shall have the right to enforce the same by proper proceedings.

And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J.A. Cox, his heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.