

Thomas F. Parker

DEED TO Maria C. Davis.

State of South Carolina,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas F. Parker,

in the State aforesaid  
in consideration of the sum of  
Two Hundred Fifty (\$250.00) DOLLARS,  
to me in hand paid  
at and before the sealing of these presents by

(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 Maria C. Davis, All that piece, parcel or pot of land, situated in the County of Greenville, beyond limits of the City of Greenville, and being a lot known as No. 1, Block "C" of ~~a tract of~~ a tract of land duly sub-divided and recorded in Plat Book "C", page #81, of the R.M.C. Office for Greenville County, said lot being located on the North-West corner of Valentine and Maloy Streets and being more particularly described, as follows:-

Beginning at the North-West point of intersection of said Streets marked by and iron pipe; thence along Maloy Street N. 48° 25' E. ONE HUNDRED SIXTY-FOUR & 7/10 (164.7) Feet to a stake; thence a long line of lot No. 10, Block "C" N. 24° .05' W. Forty-seven (47') Feet to corner of lot No. 2; thence with East line of last mentioned lot One Hundred Fifty-Six & 8/10 (156.8) feet to a stake on Valentine Street; thence S. 23° 42' E. Eighty-Eight & 3/10 (88.3') Feet to the beginning corner, reference being had to above referred to plat the said description will more fully appear. The above lot is conveyed to the grantee with the following restrictions which shall apply for a period of twenty-five years from the date of this deed:-

- 1st. That no liquor or Ardent spirits are to be sold on the property.
- 2nd. That no house shall be built on the lot herein described to cost less than Three Hundred (\$300.00) Dollars, but any person may use two or more lots, placing one residence thereon.
- 3rd. That no building shall be erected nearer the street than the building line shown on said plat, which is ten feet from the street.
- 4th. That no use shall be made of the lot sold, or any part thereof, which would a nuisance or injure the value of any of the neighboring lots.
- 5th. 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.
- 6th. That the Grantor reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipe, electric conduits or pipes, tele- phone or electric light poles, or any other work or instruments of public utility, on or in any of the streets of said Sterling Annex without compensation to any lot owner.

In the event of a violation by the grantee of any of the provisions above, the grantor shall have the right to enforce the same by proper proceedings.