

State of South Carolina }
County of Greenville }

Whereas Suburban Land Company did heretofore, on February 17, 1912, execute and deliver deed to W. W. Collier and A. S. Collier, conveying the lands herein described, the deed being recorded in Volume 16 page 343; and

Whereas, said W. W. Collier and A. S. Collier by deed dated May 3, 1921, recorded Volume 69 page 252 did convey said lands to S. D. Patrick; and whereas, each of the above mentioned deeds contain, after the description, a conditional clause which was referred to as a condition subsequent; and whereas said condition was not intended to be a condition subsequent the violation of which would operate a forfeiture or reversion of the property, but was intended as a building restriction for the benefit of the property in said development and, whereas, said S. D. Patrick is now the owner of said lots of land hereinafter described, and it is desired to remove any question as to the intention of said conditional clause contained in the above mentioned deeds

Now therefore know all men by these presents that we, W. W. Collier and A. S. Collier, for and in consideration of the Premises and the sum of One (\$1.00) Dollar to us in hand paid, have granted, released and quit claimed unto the said S. D. Patrick all of our interest, reversionary or otherwise in and to: All those certain four (4) pieces or lots of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as lots nos. 37, 39, 40 and 41 of Block "D" on a plat of property of Sans Souci Villa recorded in Plat Book "A" page 510 R. M. C. Office for Greenville County, reference to which plat is here made for a complete description. Being the same land conveyed to us by Suburban Land Company by deed recorded Volume 16 page 343, said lots being subject to the following building restrictions which are part of the consideration of this deed and are made for the benefit and protection of the other lots shown on said plat

- (1) That no house shall be built upon this lot costing less than \$15.00.00;
- (2) That this property, nor any part thereof shall not be sold, rented or otherwise disposed of to any person of African descent;
- (3) That no building shall be erected nearer the street than the building line shown on the plat of the said property said line being 25 feet from the sidewalk.

To have and to hold all and singular the premises, before mentioned unto the said S. D. Patrick, his heirs and assigns forever.

Witness our hands and seals this 1st day of June A. D. 1921.

"over"