

The State of South Carolina,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. E. Ferguson

in the State aforesaid,

in consideration of the sum of

Ten, \$10.00,

DOLLARS

and other valuable considerations

to Paul in hand paid at and before the sealing of these presents by

S. A. Massey

(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

S. A. Massey, his heirs and assigns:

All that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, described by metes and bounds, as follows:

Beginning at a stake on the East side of Augusta Street in said City of Greenville, 73.3 feet from the southeast corner of Augusta Street and Trenton Avenue, running thence along the East side of Augusta Street S. 47-53 E. 63.5 feet to an iron pin, thence along the line of lot no 2 as shown on plat of property of Parrish & Gower, which plat is recorded in Plat Book "E" at page 136, in R. M. C. Office for said County and State, being a revision of plat of Eagle Park Property, N. 42-07 E. 147.6 feet to an iron pin on West side of a fifteen foot alley, thence along the West side of said alley N. 53-03 E. 63 feet to a stake, thence S. 42-24 E. 141.7 feet to the point of beginning, being the same lot of land conveyed to me by George Horwood and J. Archie Willis by deed dated January 31, 1925 and recorded in the R. M. C. Office for said County in Deed Book 103, at page 74.

Also all that certain piece, parcel or lot of land situate in the County and City of Greenville State aforesaid, on the East side of Augusta Street, being the northern half of lot no 2 as shown by plat recorded in Plat Book "E" at page 136, and more particularly described as follows, to-wit

Beginning at the corner of lot no 1 on the East side of Augusta Street and running thence N. 42-07 E. 147.6 feet to a fifteen foot alley, thence along said alley S. 53-02 E. to the corner of George Brownlee's lot, southern half of said lot no 2, thence with Brownlee line S. 42-07 E. to Augusta Street, thence with Augusta Street N. 47-53 E. 68.34 feet to the beginning corner, being the same lot of land conveyed to me by W. D. Parrish and J. C. Shover by deed dated May 24, 1926 and recorded in the R. M. C. Office for said County in Deed Book 118, page 364.

As a part of the consideration for this deed, the grantee, acceptor and agrees to pay the balance of forty-five hundred sixty (\$4560.00) Dollars now due on the Six Thousand Dollar mortgage of J. E. Ferguson to The Prudential Insurance Company of America in accordance with the terms of said mortgage, which is recorded with R. M. C. Office for Greenville County in Real Estate Mortgages, Volume 123, at page 263.

Subject to the following restrictions, which are part of the consideration for this deed and are made for the benefit and protection of the other lots shown on the plat above referred to, which restrictions shall remain effective for a period of twenty-five years from the date of this deed to-wit (1) The property herein conveyed or any part thereof shall not be used, rented or otherwise disposed of to negroes (2) The said property shall not be used for any unlawful business nor anything which would constitute a nuisance (3) The property herein conveyed shall not be re-cut nor sub-divided as to face in any other direction than is shown on said plat (4) No building shall be erected upon said property within 35 feet of the present line of Augusta Street (5) No building costing less than \$4,000.00 shall be erected upon said lot, other than out building appurtenant to a dwelling.