

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, O. P. Earle, as Conservator of the Mechanics Building and Loan Association,

.....in the State aforesaid,
.....in consideration of the sum of
Four Hundred Fifty.....DOLLARS

to me.....in hand paid
at and before the sealing of these presents by
Joan E. Montgomery

(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

Joan E. Montgomery, his heirs and assigns

All that certain piece, parcel, lot or tract of land lying, situate and being in Greenville Township, State and County aforesaid, near the corporate limits of the City of Greenville in sub-division known as Kanatenan, and being known and designated as lot No 26 of Block G, according to revised plat of a portion of said property owned by W. W. Carter and Associates, recorded in Plat Book H, at page 288, R.M.C. office, Greenville County, and having the following metes and bounds:

Beginning at a point on East Faris Road at joint corner of lots 25 and 26 and running thence with joint line of said lots 160 feet, more or less, to joint rear corner of lots 11, 12, 25 and 26; thence with joint rear line of lots 12 and 26 North 64.47 East 66 feet to joint rear corner of lots 12, 13, 26 and 27; thence with joint line of lots 26 and 27 160 feet, more or less, to point on the South side of East Faris Road; thence with said road South 64.47 West 66 feet to the point of beginning.

As a part consideration herein this property is conveyed subject to the following building restrictions, which are put on this property for the benefit, not only of the grantees, but of all other parties owning or to own lots in this sub-division, which restrictions are to run for a period of twenty-five years.

1. No residence shall be located nearer than 35 feet of East Faris Road in Block G, said plat.
2. The within premises are to be used only for residential purposes.
3. No brick or brick veneer residence to be constructed on said lot costing less than \$4000.00 and no frame building costing less than \$5000.00.
4. The within premises or any part thereof shall not be sold, leased or otherwise disposed of to persons of African descent.

State of South Carolina, County of Greenville.

We, T. E. Roe and R. N. Ward, the duly appointed Advisory Committee, representing the stockholders of the Mechanics Building and Loan Association, consent to the within transfer of real estate by O. P. Earle, Conservator of the Mechanics Building and Loan Association to Joan E. Montgomery.

Signed, sealed and delivered in the presence of :

M. T. Cain

R. N. Ward

Etta R. Sanders.

T. E. Roe,

State of South Carolina
County of Greenville.

Personally appeared (Mrs.) M. T. Cain, who on oath states that he saw the within named T. E. Roe and R. N. Ward sign, seal and as their act and deed deliver the within written consent, and that he with (Mrs.) Etta R. Sanders witnessed the execution thereof. Sworn to before me this the 18 day of July, 1936.

Etta R. Sanders (L. S.)

M. T. Cain.

Notary Public for S. C.

Recorded this the 27th day of July, 1936, at 10:40 A. M.