

The State of South Carolina,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, I. G. Smith of the County of Greenville

.....in the State aforesaid,
.....in consideration of the sum of
Eight Hundred.....DOLLARS

.....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 piece, parcel, lot or tract of land, lying, situate and being in Greenville Township, State and County aforesaid, near the City limits of the City of Greenville, being known and designated as lot No. 25, Block G, of sub-division of W. W. Carter and Associates, recorded in the office of Register Mesne Conveyance in and for Greenville County, S. C. in Plat Book H, page 288, and having the following metes and bounds:

Beginning at an iron pin on the South side of East Paris Road, joint corner of lots 25 and 26 of said plat, and running thence South 64.47 West 66 feet to iron pin joint corner of lots 24 and 25, running thence with a joint line of said lots 24 and 25 South 25.51 East 159 feet 7 inches to joint rear corners of lots 10, 11, 24 and 25; thence North 64.47 East with joint rear lines of lots Nos. 11 and 25, 66 feet to joint rear corners of lots Nos. 11, 12, 25 & 26; thence North 25.51 West 159.7 feet, with joint line of lots 25 and 26 to the point of beginning.

As a part of the 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 grantee, but of all other parties owning or to own lots in this subdivision, which restrictions are to run for a period of 25 years.

1. No residence or any other building shall be located nearer than 35 feet of the street on which it fronts.
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 \$4,000.00 and no frame building costing less than \$5,000.00.
4. The within premises or any part thereof shall not be sold, leased or otherwise disposed of to persons of African descent.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay the balance due on a mortgage given by I. G. Smith to W. W. Carter and assigned to O. P. Earle Conservator, said mortgage being originally for \$500.00 and recorded in the office of the R. M. C. for Greenville County in Book 225, page 293, the amount now due thereon is \$250.00 with interest from April 21, 1938.