

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. Ed. Hart.

.....in the State aforesaid,
.....in consideration of the sum of
Ten (\$10.00) Dollars and other valuable consideration DOLLARS

to me in hand paid
at and before the sealing of these presents by
Helen Roe Thackston

(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
Helen Roe Thackston.

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, on the South side of Harcourt, and being known and designated as Lots Nos. 3 and 15 as shown on a plat made by R. E. Dalton, Engineer, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "F" at page 284, and having, according to said plat, the following metes and bounds, to-wit:-

Lot No. 3.

Beginning at an iron pin in the Southern line of Harcourt, joint corner of Lots Nos. 2 and 3, and running thence S. 34-09 W. 173.0 feet to an iron pin, joint corner of Lots Nos. 3 and 15; thence along the line of Lot No. 15, S. 43-53 E. 180.7 feet to an iron pin in the Westerly line of Elford Street; thence along the line of Elford Street N. 46-36 E. 85.5 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence along the line of Lot No. 4, N. 5-20 W. 189.3 feet to an iron pin in the line of Harcourt; thence along the curved line of Harcourt, the tangent of which is N. 72-32 W. 76.5 feet to the point of beginning.

Lot No. 15 (Facing Elford Street)

Beginning at an iron pin in the Westerly line of Elford Street, joint corner of Lot No. 15 and land of Charles Peace, (formerly owned by F. H. Cunningham) and running thence along the line of said property N. 43-53 W. 167.4 feet to an iron pin, joint corner of Lot 15 and land of C. O. Mildford; thence along the line of C. O. Mildford and Lot No. 2, N. 34-09 E. 61.3 feet to an iron pin, joint corner of Lots Nos. 15 and 3; thence along the line of Lot No. 3, S. 43-53 E. 180.7 feet to an iron pin in the Westerly line of Elford Street; thence along the line of Elford Street S. 46-36 W. 60 feet to the point of beginning.

The above described land is a portion of that conveyed to me by W. C. Cleveland on the 15th day of January, 1924, deed recorded in Office of Register of Mesne Conveyance for Greenville County, in Book No. 91, page 150, and by deed dated May, 1926, recorded Book No. 109, page 78. Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to Hold all and singular the Premises before mentioned unto the said Helen Roe Thackston, her heirs and assigns forever, subject, however, to the following building restrictions on Lot No. 3, which are expressly for the benefit of the owners of all lots fronting on Harcourt as shown on the Plat hereinabove referred to, but excepting the rear portion of Lot No. 5. (1) The property shall never be sold, rented or otherwise disposed of to persons having any percentage of negro blood.

(2) No building shall be erected on said lot nearer to Harcourt than thirty feet, and only one dwelling shall be erected on said lot, except one tenant house may be placed on the rear of said lot.

(3) The property shall be used exclusively for white residential purposes, and no filling station, store or apartment house shall ever be placed on said premises.

(No restrictions apply to Lot No. 15 because it does not front on Harcourt.)