

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. J. McCormack, of the County of Greenville

in the State aforesaid,
in consideration of the sum of
ten dollars and love and affection DOLLARS

to me in hand paid
at and before the sealing of these presents by Mary Alese McCormack

(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
Mary Alese McCormack,

All that certain piece, parcel or lot of land situate in the Greater Greenville District on the New Buncombe Road, in the County of Greenville, State of South Carolina, about two miles from the City of Greenville, and being more particularly described as follows:-

Beginning at an iron pin on the right-of-way of the State Highway on the New Buncombe Road eight hundred and ninety-five and eight tenths (895.8) feet from the northern edge of the sidewalk on Rogers Avenue at its intersection with said Highway; Thence south 50-50 west three hundred (300) feet to an iron pin; thence north 39-10 west one hundred feet to an iron pin; thence north 50-50 east three hundred (300) feet to an iron pin on the Right-of-way of the New Buncombe Road; thence along said Right-of-way of the New Buncombe Road south 39-10 E. one hundred (100) feet to an iron pin; the beginning corner.

Said lot shall be subject to the following restrictions:-

1. Said lot shall be used for residential purposes only.

2. No building shall be erected on said property nearer than twenty-five (25) feet of the right-of-way of the New Buncombe Road, nor father than seventy-five (75) feet of the said road for a residence, nor nearer tha five feet of any side lot line. The said line restriction shall not apply to a garage located on the rear one quarter of a lot, except on corner lots. No structure shall be permitted nearer than ten (10) feet of the side street line.

3. No residential lot shall be subdivided into building plots having less than 6,000 square feet or a rear width of less than fifty (50) feet each, nor shall any building be erected on any residential building plot having an arear of less than 6,000square feet or a frontage of less than fifty (50) feet.

4. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No lot shall be sold to any person of African descent.

6. No trailer, basement, tent, shack, garage, bar or other outbuilding erected on the property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

7.. These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall teminate. However, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions therefor.

8. If the parties hereto, or any of them or their heris or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, it shall be lawful for any person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

10. No residence shall be erected on said lot at a cost of less than three thousand dollars (\$3,000.00).