

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Laurens Road Development Company,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Two Hundred Seventy-five (\$275.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Paul C. Wickliffe, his heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the North side of Simmons Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 4 on plat of Jamison and Goodwin property, made by R. E. Dalton, Engineer, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, at page 179, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of Simmons Avenue, which iron pin is 262 feet East from the Northeast corner of the intersection of Simmons Avenue and Laurens Road, and running thence with the line of Lot No. 3, N. 42-45 W. 172.2 feet to an iron pin; thence N. 36-28 E. 63.1 feet to an iron pin; thence with the line of Lot No. 5, S. 42-45 E. 184 feet to an iron pin on the North side of Simmons Avenue; thence with Simmons Avenue, S. 47-15 W. 62 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Simmons Realty Company, dated May 29, 1936, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 185, at page 207.

This lot is conveyed subject to the following building restrictions:-

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on said lot costing less than \$1,250.00.
- (4) No building shall be erected nearer than 35 feet to Simmons Avenue.