

Whereas, pursuant to notice the directors of Simmons Realty Company held a meeting at 9:00 o'clock A. M., August 28th, 1939, at which time a resolution was adopted authorizing the President and Secretary of the corporation to execute to the Grantee herein the property hereinafter described at the price mentioned.

Now, therefore, this deed is made pursuant to the power and authority contained in said resolution.

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Simmons Realty 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 Forty-one Hundred Fifty (\$4,150.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Hanna Jarvis Berry, her Heirs and assigns forever:

All that certain piece, parcel or lot of land lying, situate and being on the Laurens Road, about two and one-half miles from the City of Greenville, in Butler Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:-

Beginning at an iron pin in the middle of said Laurens Road, near a sycamore tree, and running thence N. 35 E. 11.00 chains to a rock; thence S. 64 1/2 E. 4.75 chains to a rock; thence S. 36 W. 13.66 chains to a pin in the road; thence with said road N. 33 W. 4.75 chains to the beginning point, containing 5.06 acres, more or less, and being the same property conveyed to J. M. Cannon by J. L. Drake, by deed dated December 3, 1932, recorded in the R. M. C. Office for Greenville County in Deed Book 114, page 566, and conveyed to the grantor by Mertie N. Cannon, et al, by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 182, at page 21.

Also all that certain piece, parcel or lot of land situate, lying and being about 2 1/2 miles from the Greenville County Courthouse, East of the Laurens Road, in Greenville County, South Carolina, known and designated as Lot No. 111 on plat of East Lynne Addition, and having, according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H, page 220, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southwest side of Sycamore Drive, at the joint corner of Lots 110 and 111; thence with the joint line of said lots, S. 28-35 W. 202.7 feet to an iron pin at rear corner of said lots; thence S. 64-41 E. 10 feet to an iron pin; thence S. 63-51 E. 40 feet to an iron pin at rear corner of lots 111 and 112; thence with joint line of said lots last mentioned N. 28-35 E, 200.4 feet to an iron pin on the Southwest side of Sycamore Drive; thence along said Sycamore Drive N. 61-10 W. 50 feet to the beginning corner, being the same lot conveyed to the grantor by Laurens Road Development Company by deed dated May 29, 1936, and recorded in Deeds Volume 185, page 28.

There is a roadway across the tract first above described and the lot described above leading from Laurens Road to Sycamore Drive, and the grantor excepts from this deed said roadway and no part of said roadway is conveyed by this deed.

Lot No. 111, hereinabove described, is subject to the following restrictions:

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.
- (2) The lot herein conveyed shall be used for residential or street purposes only.
- (3) No residence shall be erected on said lot costing less than \$1,250.00.