

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary B. Lewis, individually, and Thos. L. Lewis and James F. Davenport, as Trustees.

..... in the State aforesaid,  
..... in consideration of the sum of  
Four Hundred Fifty & No/100 (\$450.00) DOLLARS

to us ..... in hand paid  
at and before the sealing of these presents by U. S. BUILDING COMPANY

(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  
U. S. BUILDING COMPANY, its successors and assigns:-

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, on the West side of Melville Avenue (formerly Sevier Street Extension West), being known and designated as Lot No. 86, as shown on a combined map of Plats Nos. 2 and 3 of Park Hill, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book I, at page <sup>208+209</sup> 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Melville Avenue, joint corner of Lots Nos. 65 and 86, and running thence along the joint line of said lots, N. 54-03 W. 171.8 feet to an iron pin in line of Lot No. 63, joint rear corner of Lots Nos. 65 and 86; thence with the line of Lot No. 63, S. 20-09 W. 67.6 feet to an iron pin, joint rear corner of Lots Nos. 86 and 87; thence along the joint line of said lots, S. 54-03 E. 153.4 feet to an iron pin in the West side of Melville Avenue, joint corner of Lots Nos. 86 and 87; thence along the West side of Melville Avenue, N. 35-57 E. 65 feet to the point of beginning.

The greater portion of the above described lot is the property of Mrs. Mary B. Lewis, the Southeastern portion of said lot being held in trust by Thos. L. Lewis and James F. Davenport for the heirs at law of the late J. O. Lewis.

For the authority of the Trustees herein to execute this conveyance reference is hereby made to a deed of trust from Mary B. Lewis, et al, heirs at law of J. O. Lewis, to Thos. L. Lewis and James F. Davenport, as Trustees, dated April, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 222, at page 377.

The above property is conveyed <sup>subject</sup> to the following building restrictions:-

- (1) This lot is to be used for residential purposes only.
- (2) No dwelling shall be constructed on said lot costing less than Thirty-Five Hundred (\$3,500.00) Dollars.
- (3) The lot shall never be sold, rented or otherwise disposed of to persons of African descent.
- (4) No building shall be erected on said lot nearer than twenty-five (25) feet to Melville Avenue.
- (5) The lot shall never be used for any purpose which shall constitute a nuisance of which shall result in injury to the property of others.

For Three Releases in connection with this deed see page 303 and 304 in this Book.