

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. Raymond Williams, Jr., as trustee

in the State aforesaid,
in consideration of the sum of
Twelve Hundred Fifty (\$1250.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
J. G. Lipscomb

(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
J. G. Lipscomb

All that certain piece, parcel and lot of land lying and being situate just North of the Village of Travelers Rest, in the County and State aforesaid, and a short distance to the West of the Tubbs Mountain Road on an unnamed street running from the said Tubbs Mountain Road westward through property of the Love Estates. The particular lot of land which is here being conveyed is known and designated as Lot No. 70-E on a revised plat of the "Love Estates", which said plat is recorded in the office of the R. M. C. for Greenville County in Plat Book K at page 31, and contains 11 acres, more or less, and described by courses and distances on this said plat as follows, to-wit:

Beginning on the aforementioned unnamed street at joint corners of Lot No. 70-E on the aforementioned revised plat and Lot No. 48 on another plat of the "Love Estates" which is recorded in the office of the R. M. C. for Greenville County in Plat Book I at pages 111 and 112, and running thence along the rear lines of lots 48 to 54 inclusive N. 2-00 E. 721.5 feet to corner on Southerlin; thence S. 79-30 W. 488 feet to corner; thence S. 40-30 W. 434.7 feet to corner on A. L. Henderson; thence S. 36-21 E. 679 feet to corner on the unnamed street; thence along said unnamed street N. 53-39 E. 419 feet to the beginning corner.

Plat K 116

It is understood and agreed that the foregoing property is conveyed subject to restrictions and reservations as follows, to-wit:

(1) No portion of the said lot or tract shall be rented or sold to any person of African descent for a period of Twenty (20) years from this date, except that a servant's house or houses may be erected thereon for the use of colored servants or tenants employed on the premises.

(2) No house, unless it be a servant's house, shall be erected on said premises within 300 feet of the unnamed street of a value of less than \$1,000.00. And any such house so erected shall within three (3) months of its completion be painted, if it be constructed of wood.

It is understood and agreed that the aforementioned restrictions and reservations are to run with the land and are for the protection of the grantors and any grantee of lands in the said sub-division or the other sub-division of the "Love Estates" Plat which is recorded in the office of the R. M. C. for Greenville County in Plat Book I at page 111. And the owner of any property in the said sub-division shall have the right to enforce the said reservations and conditions by appropriate action.