

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I. L. A. Moseley,

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred Seventy-five & no/100 (\$375.00) Dollars

to me.....in hand paid
at and before the sealing of these presents by
W. Jewell Bramlett,

(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

W. Jewell Bramlett, his heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Charles Street, near the City of Greenville, and known as Lot No. 12 on plat of property of L. A. Moseley made by Dalton & Neves, Engineers, June, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Charles Street at joint front corner of lots 12 and 13, and running thence with the line of lot 13 N. 46-45 W. 145 feet to an iron pin; thence along the rear line of lots 10 and 11, S. 43-15 W. 122.3 feet to an iron pin on the North-east side of Charles Street; thence with Charles Street S. 58-15 E. 138.5 feet to an iron pin; thence continuing with the curve in Charles Street to an iron pin on the Northwest side of said Street (the chord of which is N. 84-00 E. 15 feet); thence still with the Northwest side of Charles Street N. 43-15 E. 94.3 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) The said property shall be used for residential purposes only.
- (2) No building shall be erected on said property costing less than Two Thousand (\$2,000.00) Dollars.
- (3) No building shall be constructed on said lot nearer than twenty (20) feet to Charles Street.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, leased, rented or otherwise disposed of to or used by persons of African descent.