

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Bruce Simmons, of the County of Greenville

.....in the State aforesaid,
.....in consideration of the sum of
one (1) dollar and love and affection Dollars

to mein hand paid
at and before the sealing of these presents by Louise Virginia Simmons

(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
Louise Virginia Simmons

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in that section of Greenville known as Sans Souci, about three miles north of the City of Greenville, near the New Buncombe Road, said lot being on Rogers Avenue and known and designated as lot numbered fourteen (14), as shown by plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, said lot having the following lines, courses and distances, to wit:-

Beginning at an iron pin at the northwest corner of the intersection of the six (6) foot sidewalk running along Rogers Avenue, and the five (5) foot sidewalk running along King Street, and running along the northern edge of said sidewalk on Rogers Avenue, S. 79-28 W., fifty (50) feet, to an iron pin, joint corner of lots numbered thirteen (13) and fourteen (14) thence with the line of lot numbered thirteen (13), N. 10-17 W., one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered thirteen (13) and fourteen (14); thence N. 79-28 E., fifty (50) feet, to an iron pin, on the western edge of said sidewalk running along King Street; thence along the western line of said sidewalk on King Street, S. 10-17 E., one hundred and fifty (150) feet to an iron pin, the beginning corner.

Said lot is in a restricted district and is sold subject to the following restrictions, which constitute a part of the consideration and shall be effective for a period of twenty-five years from the date hereof:

1. Said property is to be used for residential purposes on only.
2. No house is to be built nearer the northern edge of said sidewalk running along Rogers Avenue than twenty (20) feet.
3. No house is to be built on said lot at a cost of less than two thousand dollars (\$2,000.00).
4. Said property is not to be sold to any person of African descent.