

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Louise Virginia Simmons,

.....in the State aforesaid,
.....in consideration of the sum of
ten (\$10.00) and other valuable consideration ~~XXXXXX~~

to mein hand paid
at and before the sealing of these presents by
Augustus Von Hollen

(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
Augustus Von Hollen,

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

in that section known as Sans Souci, about three miles north of the City of Greenville, being known and designated as lots numbered thirteen (13) and fourteen (14) on Plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern side of a six foot sidewalk running along Rogers Avenue and King Street, thence along said sidewalk on Rogers Avenue S. 79-28 W., one hundred (100) feet, to an iron pin, joint corner of lots twelve and thirteen (12 and 13); thence along the line of lot numbered twelve (12), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered twelve and thirteen (12 and 13); thence N. 79-28 E. one hundred (100) feet, to an iron pin; on the western side of a five foot sidewalk running along King Street; S. 10-17 E. one hundred and fifty (150) feet; to an iron pin, the beginning corner.

Said property is in a restricted district and is sold subject to the following restrictions, which constitute a part of the consideration therefor, 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 only.
2. No house is to be erected on said property nearer the northern edge of said sidewalk running along Rogers Avenue than twenty (20) feet.
3. No residence is to be erected at a cost of less than two thousand (\$2,000.00) dollars.
4. Said property is not to be sold to any person of African descent.