

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Lenora Turner Burns, of the County of Greenville,

.....in the State aforesaid,
.....in consideration of the sum of
three hundred (\$300.00) Dollars

to me in hand paid
at and before the sealing of these presents by
John S. Smith and Ibera Smith

(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
John S. Smith and Ibera Smith,

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 two miles north of the City of Greenville, near the New Buncombe Road, said lot being on Rogers Avenue and having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the southern edge of a five foot sidewalk running along Rogers Avenue, joint front corner of Lot numbered forty-nine (49) and fifty (50); thence with the line of lot numbered fifty (50), S. 10-17 E. one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered forty-nine (49) and fifty (50); thence S. 79-28 W. fifty (50) feet to an iron pin, joint rear corner of lots numbered forty-eight (48) and forty-nine (49); thence with the line of lot numbered forty-eight (48), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin, joint front corner of lots numbered forty-eight (48) and forty-nine (49); thence along the southern edge of said sidewalk running along Rogers Avenue; N. 79-28 E. fifty (50) feet, to an iron pin the beginning corner, said lot being known and designated as lot numbered forty-nine (49) on Plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part of this deed.

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.

Said lot is to be used for residential purposes only.

No house is to be built nearer the southern edge of the five foot sidewalk running along Rogers Avenue than twenty (20) feet.

No house is to be erected on said lot at a cost of less than two thousand dollars.

Said property is not to be sold to any person of African descent.