

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 Fifty and No/100 (\$350.00) Dollars

to me in hand paid  
at and before the sealing of these presents by Clelia Burgess

(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

Clelia Burgess, her Heirs and Assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being at the corner of Charles Street and Newland Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 22 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, page 239 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Charles Street at joint front corner of Lots 22 and 23 and running thence with the line of Lot 23, S. 46-45 E. 181.9 feet to an iron pin; thence N. 32-25 E. 180.3 feet to an iron pin on the Southwest side of Newland Avenue; thence with Newland Avenue N. 53-45 W. 137.3 feet to an iron pin; thence continuing along a curved line with Newland Avenue to an iron pin on the Southeast side of Charles Street (the cord of which is S. 84-00 W. 14.8 feet); thence continuing with the Southeast side of Charles Street S. 43-15 W. 150.2 feet to the beginning corner.

The following building restrictions shall apply to the lots shown on the plat attached hereto:

- (1) The said property shall be used for residential purposes only.
- (2) No dwelling costing less than \$2,000.00 shall be built on any lot fronting on Perry Road and no building shall be constructed on any other lot in said subdivision costing less than \$1500.00.
- (3) No dwelling shall be constructed on any lot fronting on Perry Road nearer than 30 feet of Perry Road and no dwelling shall be built on any other lot in said subdivision nearer than 20 feet to the street upon which it fronts.
- (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.