

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. E. Putman,

.....in the State aforesaid,  
.....in consideration of the sum of  
five hundred & seventy (\$570.00) Dollars

to me .....in hand paid  
at and before the sealing of these presents by  
R. W. Batson

(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  
R. W. Batson, his heirs and assigns.

All that piece, parcel or lot of land in ..... Township, Greenville County, State of South Carolina.  
and being and known as Lot No. 36 in a subdivision known as Buncombe Park, located about three and one-half miles from the Courthouse of Greenville County, plat being recorded in the R.M.C. Office for Greenville County in Plat book M, page 12, and for a more complete description.

This conveyance is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. That no building shall be erected on said lots costing less than the sum of \$2,000.00.
3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 15 feet from either side line or nearer than five feet from the rear line of said lot.
4. That the grant or reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
5. That no surface closet or cesspool shall ever be maintained on said land, but only sptic tanks or other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.
7. All buildings other than dwellings shall be erected on rear of lot.