

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Harriet H. Parker

in the State aforesaid,
in consideration of the sum of
Two Hundred Fifty and no/100 (\$250.00) Dollars

to me
at and before the sealing of these presents by
Ben Boyd Ellison and Dessie Lou Marrett Ellison

(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

Ben Boyd Ellison and Dessie Lou Marrett Ellison, their Heirs and Assigns-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of a 40-foot road (also Southwest of the new Buncombe Road) in Paris Mountain Township, Greenville County, South Carolina, known and designated as Lot No. 23 on a plat of the property of Harriet H. Parker made by Dalton & Neves, November, 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book J, at Pages 142 and 143, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of a 40-foot road at joint front corner of Lots 22 and 23 and running thence with the line of Lot 22, S. 41-0 W. 471.5 feet to an iron pin, a short distance Southwest of a county road; thence N. 24-28 E. to and with said county road 518.8 feet to an iron pin (C. I. Monument) at the intersection of said county road and said 40-foot road first above mentioned; thence with the West side of said 40-foot road S. 38-51 E. 150 feet to the beginning corner, and containing according said plat 0.80 acres.

The above lot of land is cut from and a part of Tracts No. 63, 67 and/or 69 according to Plat No. 2 of Parker Land Company made by A. S. Bedell in April, 1914, and reduced in scale by R. E. Dalton in December, 1920, which plat as reduced in scale is recorded in the RMC Office for Greenville County in Plat Book E at page 276. The above mentioned tracts of land were conveyed to the grantor herein by deed of Parker Land Company dated December 31, 1924, and recorded in the RMC Office for Greenville County in Deeds Volume 80 at page 80.

The grantor herein has conveyed to the Southern Bell Telephone & Telegraph Company a right-of-way for a telephone line to run through and over the tracts of land of which this lot is a part and this conveyance is made subject to such right-of-way.

This conveyance is made subject to the restriction against sale or disposal of this property to persons of African descent as expressed in the deed of Parker Land Company to Harriet H. Parker recorded in the RMC Office for Greenville County in Deeds Volume 80 at page 80, and to the following additional restrictions:

- (1) That no use be made of this lot for other than residential purposes.
- (2) That no house or other building be erected on this lot within 50 feet of the right-of-way of the 40-foot road, and no barn or other outbuildings be erected nearer than 150 feet of said 40-foot road.
- (3) That no negro house be erected on this lot other than a servant's house located not less than 200 feet from the 40-foot road referred to herein.
- (4) No house is to be built on the front of this lot with a value of less than \$1500.00.