

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

RELEASE OF CONDITIONS.

WHEREAS, I , Rudolf Anderson, did heretofore on February 3, 1923, by my deed which is recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 79, at page 371, convey to W. Lindsay Wilson and Edw'd McCrady , two lots of land on the South side of Riverside Drive, near the City of Greenville, shown as Lots No. 28 and 29 on plat of property of Ables & Rasor, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book E, at page 153; and

WHEREAS, the said deed contains the following conditions, which were stated therein to be conditions subsequent, to-wit:

- (1) That no dwelling shall be erected thereon costing less than \$4,000.00.
- (2) That no building shall be erected thereon nearer than 40 feet from property line on the Drive.
- (3) That it shall not be let or sold to any person of African descent.

and

WHEREAS, it was not intended by said conditions to create a conditional limitation, the violation of which would operate as a forfeiture or reversion of title to the property but it was the intention of the undersigned to create building restrictions for the benefit of all persons who purchased lots in said subdivision, which restrictions could be enforced by any owner of a lot located on the plat referred to above; and

WHEREAS, Harriot L. King is now the owner of the said lots above referred to and the undersigned has been requested to make this declaration for the purpose of removing any questions concerning the title to the property by reason of said conditions.

NOW, THEREFORE, I , Rudolf Anderson, in consideration of the premises and the further sum of One (\$1.00) Dollar to me in hand paid, hereby agree as follows:

(1) That I did not intend by the deed above mentioned to create a conditional limitation upon the title to said premises nor did I intend that the violation of the conditions would work a forfeiture of the property and said conditions are hereby expressly declared to be mere building restrictions imposed for the benefit of any and all persons who might now own or hereafter acquire any lot located on the said plat above referred to so that said restrictions may be enforced by the owner of any such lot.

(2) That the said conditions, together with any right to declare a forfeiture or right to re-enter upon breach are hereby released and waived from the said lots, so that in case there should be a breach of the said conditions or either of them, that the title to said property shall not revert to me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 1945.

In the Presence of:

Mary B. Powell)

Edwin McT. Meares)

Rudolf Anderson

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE.)

PERSONALLY appeared before me Mary B. Powell who, being duly sworn, says that she saw Rudolf Anderson sign, seal and as his act and deed deliver the foregoing written Release of Conditions, and that she, with Edwin McT. Meares witnessed the execution thereof.

SWORN to before me this

25th day of July, 1945.

Edwin McT. Meares (L. S.)

Notary Public for South Carolina.

Mary B. Powell