

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, George D. Fryfogle

in consideration of the sum of Two Thousand Fifty and No/100 (\$2,050.00) DOLLARS,

to me paid by W. P. Kennedy

in the State aforesaid, (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 W. P. Kennedy

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

lying and being near the City of Greenville on the east side of Augusta Road, and being known and designated as Lot No. 2 on plat of property of Roger C. Peace made by Dalton and Neves, Engineers, February, 1938, recorded in Plat Book K, Page 60, office of the Register of Mesne Conveyance for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Road (at a point 81.2 feet, N. 30-43 W. from an iron pin on the east side of Augusta Road, at the corner of property now or formerly owned by W. S. Baker); thence N. 61-00 E. 363.5 feet along the joint line or Lots Nos. 1 and 2 to an iron pin on the west side of a 24-foot drive now known as Ridge Drive; thence along the west side of Ridge Drive N. 68-10 W. 110 feet to an iron pin, joint corner of Lots Nos. 2 and 3 on the west side of Ridge Drive; thence along the joint line of Lots Nos. 2 and 3, S. 60.01 W. 296.5 feet to an iron pin on the east side of Augusta Road, joint corner of Lots Nos. 2 and 3; thence S. 30-43 E. 80 feet to an iron pin on the east side of Augusta Road, the beginning corner.

SUBJECT to the following building Restrictions and Conditions which are imposed for the benefit of all persons owning lots in said subdivision:

1. The lot of land hereby conveyed shall be used exclusively for single family residences for white persons only, (except as to servants of occupants) and shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
2. No residence (other than outbuildings appurtenant to dwelling) costing less than \$5,000.00 shall be erected thereon.
3. The grantors reserve to themselves and their successors the right to the placing, maintaining, repairing, and replacing of gas, water, and sewer pipes, telephone, telegraph, light and power lines, and any other instrument of public utility over or under any street, alley, or park at any time without compensation to any owner, except that the premises shall be left in as good condition as before.
4. No surface closet or cesspool shall ever be used on said lot, but only septic tanks or other sanitary sewers, and all occupants of said lot shall be governed by such reliable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said subdivision.
5. No lot shall be recut to an extent which would reduce the frontage of any lot to less than 75 feet; and no building shall be erected on any lot in this subdivision having a frontage of less than 75 feet, except Lot No. 11 which fronts 71 feet on Park Drive.
6. No house may be erected on any lot in said subdivision fronting on Augusta Road less than 60 feet from the east side of Augusta Road. No house shall be erected on any lot fronting on the west side of the 24-foot drive now known as Ridge Drive less than 50 feet from the street line of said Ridge Drive. No house shall be erected on any lot in said subdivision fronting on the west side of Park Drive less than 50 feet from the line of said Park Drive.

The purchase price of said lot has been reduced materially because of the foregoing restrictions and conditions which are not to be construed as conditions subsequent but are to be deemed and construed as covenants running with the land and binding on all owners and occupants thereof. Said restrictions and conditions may be enforced by proper proceedings by any owner or occupant of any lot in said subdivision as well as by these

(Over)