

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

BUILDING RESTRICTIONS APPLICABLE

COUNTY OF GREENVILLE.

TO DRUIF HILLS AND A PORTION OF

RUTHERFORD PARK, NEAR GREENVILLE, S. C.

WHEREAS, Shives-Hughes Realty Co., is the owner of a tract of land lying South of the Rutherford Road, near the City of Greenville, being that property conveyed to the said Shives-Hughes Realty Co. by deeds of Jessie F. Welter and Lucy L. Hindman, recorded in the R. M. C. Office for Greenville County in Deed Book 297, Page 63 and Deed Book 300, Page 390 respectively to be shown on a plat now being prepared as "Druid Hills" and

WHEREAS, L. A. Mills is the owner of a tract of land lying West of and adjacent to the said property of Shives-Hughes Realty Co. above referred to which was conveyed to the said L. A. Mills by deed of James F. Finlay et al which is of record in the R. M. C. Office for Greenville County in Deed Book 294, Page 323, and

WHEREAS, the said Shives-Hughes Realty Co. have agreed that the restrictions hereinafter set forth shall apply to all lots that may be subdivided in the property to be known as Druid Hills and the said L. A. Mills has agreed that a portion of the said Rutherford Park shall be likewise subject to the restrictions hereinafter set forth, the portion of Rutherford Park to be sold restricted being particularly described as follows:

All that certain lot or tract of land situate, lying and being on the North side of Orange Street and on the West side of an unnamed street leading North from Orange Street to Hillcrest Drive and having the following metes and bounds, to-wit:

Beginning at an iron pin at the Northwest corner of the intersection of Orange Street and said unnamed street and running thence along the West side of said unnamed street, N. 35-30 E. 394 feet to an iron pin on the West side of Hillcrest Drive; thence N. 00-30 W. 70 feet to an iron pin at corner of other property of L. A. Mills; thence along line of other property of L. A. Mills, N. 86-35 W. 191.4 feet to an iron pin; thence S. 27-42 W. 402.5 feet to an iron pin on the North side of Orange Street; thence with the North side of Orange Street, S. 73-01 E. 156.8 feet to the beginning corner. P/109 Lots 42-48 incl.

In consideration of the premises and mutual advantages and benefits to accrue to the said Shives-Hughes Realty Co. and the said L. A. Mills, we do hereby agree that all of the said property to be known as Druid Hills owned by Shives-Hughes Realty Co. and that portion of that property owned by L. A. Mills shown as part of Rutherford Park above described shall be subject to the following restrictions:

1. The said property shall be used for residential purposes only.
 2. No part of said property shall be sold, leased, conveyed or otherwise disposed of to negroes or persons of African descent.
 3. No residence shall be constructed on any of said lots costing less than \$2500.00.
- TO THE FAITHFUL PERFORMANCE of these covenants, we hereby bind ourselves, our heirs, executors, successors and assigns.

IN WITNESS WHEREOF, Shives-Hughes Realty Co. has caused this agreement to be signed by its duly authorized officers and its corporate seal to be hereunto affixed and the said L. A. Mills has set his hand and seal this 15th day of November, 1946.

In the Presence of:

Nellie Harris

Broxton Craven

SHIVES-HUGHES REALTY CO.

Aubrey C. Shives, President

R. E. Hughes, Secretary

L. A. Mills