

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, J. F. Lynch, Jr.

.....in the State aforesaid,
.....in consideration of the sum of
Ten (\$10.00) Dollars, et al ~~Rotax~~

to mein hand paid
at and before the sealing of these presents by.....
Yvonne B. Hunt

(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

Yvonne B. Hunt, her heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Souci, about two miles North of the City of Greenville on Paris Mountain Avenue, between Newland Avenue and the Perry Road, said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the Northern edge of a five foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered 56 and 57 and running thence along the Eastern line of Lot No. 56, N. 5-50 W. 152 feet to an iron pin joint rear corner of said Lots No. 56 and 57; thence along the rear line of Lot No. 32, N. 82-45 E. 60 feet to an iron pin joint rear corner of Lots No. 57 and 58; thence along the Western line of Lot No. 58, S. 5-50 E. 153.8 feet to an iron pin on the Northern edge of said sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of Lots No. 57 and 58; thence along the Northern edge of said sidewalk, S. 84-28 W. 60 feet to an iron pin, the beginning corner, said lot being known and designated as Lot No. 57 on plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book O, at page 45, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district and is sold subject to the following restrictions, which constitute a part of the consideration therefor and shall be effective for a period of 25 years from the date hereof.

- (1) Property to be used for residential purposes only.
- (2) No residence to be built costing less than \$3,000.00.
- (3) No house to be built nearer the Northern edge of sidewalk running along Paris Mountain Road than 20 feet.
- (4) Property not to be sold to any person of African descent.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay the balance due on a certain mortgage given by the grantor herein to C. Douglas Wilson & Co., dated December 10, 1946, and recorded in the R. M. C. Office for Greenville County in Mortgage Volume 356, at page 80, said mortgage having been assigned to Metropolitan Life Insurance Company.

This is the same property conveyed to the grantor herein by deed of Hext M. Perry, Trustee, dated April 16, 1946, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 291 at page 361.

The grantee assumes and agrees to pay the 1946 State and County taxes.