

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Alpha Dodd

.....in the State aforesaid,
.....in consideration of the sum of
Eight Hundred Fifty & no/100 (\$850.00) Dollars

to mein hand paid
at and before the sealing of these presents by
E. F. Dickerson

(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
E. F. Dickerson, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Paris Mountain Avenue, in that section known as Sans Souci, about two miles North of the City of Greenville, said lot being known and designated as Lot Numbered fourteen (14) on plat of said property recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book "I" at page 150, and having the following lines, courses and distances:

Beginning at an iron pin on the Southern edge of a five foot sidewalk running along Paris Mountain Avenue, joint front corner of lots numbered fifteen (15) and fourteen (14), and running thence along the line of lot numbered fifteen (15), S. 20-19 E., one hundred ninety-five and seven-tenths (195.7) feet to an iron pin, joint rear corner of lots numbered fourteen (14) and fifteen (15); thence with the rear line of lot numbered six (6) facing Ethelridge Drive, S. 80-00 W. sixty (60) feet, to an iron pin, joint corner of lots fourteen (14) and three (3); thence along the rear lines of lots numbered one (1), two (2) and three (3), N. 20-19 W. two hundred (200) feet to an iron pin, joint front corner of lots numbered thirteen (13) and fourteen (14); thence along the Southern edge of said sidewalk running along Paris Mountain Avenue, N. 84-28 E. sixty (60) feet to an iron pin, the beginning corner, reference being had to said plat hereinabove referred to.

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 twenty-five years from the date hereof:

- (1) Said property is to be used for residential purposes only.
 - (2) No house is to be built nearer the Southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
 - (3) No dwelling is to be erected on said lot at a cost of less than three thousand dollars (\$3,000.00).
 - (4) Said property is not to be sold to any person of African descent.
- The Grantee is to pay 1947 taxes.