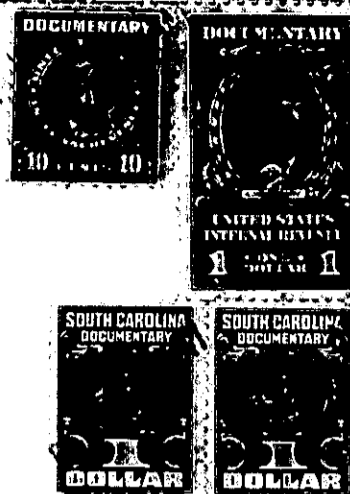


DEC 19 3 45 PM 1947

State of South Carolina,
Greenville County

OLLIE FARNSWORTH
R.M.C.



Know all Men by these Presents, That I, Gordan K. Smith

in the State aforesaid,

in consideration of the sum of Eight Hundred Twenty-Five and No/100 (\$825.00) - - - - Dollars
to me paid by W. E. Bell and Geneva Bell

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. E. Bell and Geneva Bell, and their heirs and assigns,

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 Ethelridge Drive between Beacon Street and Belmont Avenue, said lot and one-half having the following lines, courses and distances:-

BEGINNING at an iron pin on the northern edge of a five foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered 11 and 12; and running thence along the western line of lot 11, N. 5-35 W. 162.5 feet to an iron pin, joint rear corner of lots 11 and 12; thence along the rear line of lot 19, N. 84-28 E. 60 feet to an iron pin, joint rear corner of lots 12 and 15; thence along the rear line of lot 15, S. 5-35 E. 60 feet, to an iron pin, rear corner of lot 15; thence along the southern line of lot 15, N. 84-28 E. 30 feet, to an iron pin in the middle of lot 13; thence S. 5-35 E. 102.5 feet to an iron pin on the northern edge of said sidewalk running along Ethelridge Drive; thence along the northern edge of said sidewalk, S. 84-28 W. 90 feet to an iron pin, the beginning corner, said lot and one half being known and designated as lot 12 and the western half of lot 13, on plat of said property recorded in the Office of R.M.C. in Plat Book B, at Page 33, which plat is hereby referred to and made a part hereof.

Being the same premises conveyed to the grantor herein by deed recorded in Volume 307 at Page 47.

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. Said property is to be used for residential purposes only.
2. No residence is to be erected thereon at a cost of less than \$3000.00.
3. No house is to be erected thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than 20 feet.
4. Said property is not to be sold to any person of African descent.