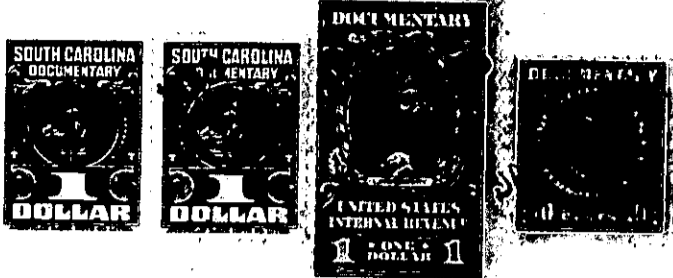


JAN 8 9 57 AM '1948

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C.

For True Consideration See Affidavit
Book 11 Page 2



KNOW ALL MEN BY THESE PRESENTS, That I, Hext. M. Parry, Trustee, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and other valuable
considerations,
to me in hand paid at and before the sealing of these presents
by Ruthel Miller,
(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 Ruthel Miller,

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, on the southern side of Ethelridge Drive between Beacon
Street and Darlington Avenue, in that section known as Sans Souci about two miles
north of the City of Greenville, said lot and one half having the following lines,
courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk
running along Ethelridge Drive, said pin being the joint front corner of lots
numbered fifteen (15) and sixteen (16); thence along the western line of lot
fifteen (15), S. 5-35 E., one hundred and ten (110) feet to an iron pin, joint
rear corner of said lots fifteen (15) and sixteen (16); thence S. 84-28 W.,
ninety (90) feet, to an iron pin in the middle of lot seventeen (17); thence
along the middle of lot seventeen (17), N. 5-35 W., one hundred and ten (110)
feet to an iron pin on the southern edge of said sidewalk running along Ethelridge
Drive; thence along the southern edge of said sidewalk, N. 84-28 E., ninety
(90) feet, to an iron pin, the beginning corner, said property being known and
designated as lot numbered sixteen (16) and the eastern half of lot seventeen
(17) on Plat recorded in the Office of the Register of Mesne Conveyance for
Greenville County in Plat Book "Q" at page 25, 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 twenty-five (25) years from the date
herdof:-

- (1) Said property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house shall be erected thereon nearer the southern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

169-7-546

*Alvin
D. P. 21*