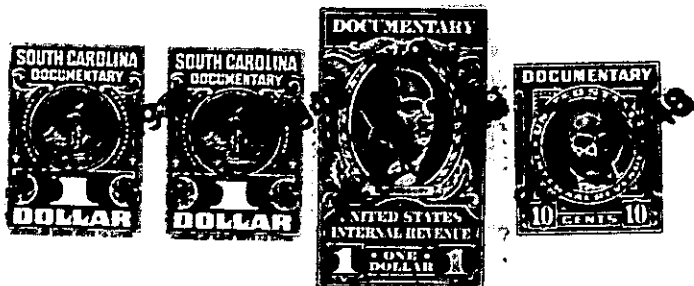


THE STATE OF SOUTH CAROLINA,

FEB 4 10 15 AM 1910

COUNTY OF Greenville.

J. L. FARMWORTH
R.M.C.



For True Consideration See Affidavit
Book 11 Page 19

KNOW ALL MEN BY THESE PRESENTS, That I, next, ~~...~~, of
the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to ~~...~~ in hand paid at and before the sealing of these presents by Mrs. Earl A. Fair, (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 ~~...~~

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville-----
County, State of South Carolina, in that section known as the "ouchi about two
miles north of the City of Greenville, on the northwest corner of
the intersection of Burlington Avenue and Berkley Avenue, the said
lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5)
foot sidewalk running along Burlington Avenue, said pin being the
joint front corner of lots numbered one (1) and two (2); and run-
ning thence along the northern edge of said sidewalk on Burlington
Avenue, S. 45-C., fifty (50) feet to an iron pin on the eastern
edge of a five (5) foot sidewalk running along Berkley Avenue;
thence along the eastern edge of said sidewalk, S. 80-52., one
hundred and ten (110) feet to an iron pin, joint rear corner of
lots one (1) and twenty-five (25); thence along the rear lines of
lots twenty-five (25) and twenty-four (24), N. 26-43., one hundred
and seventeen and five tenths (117.5) feet to an iron pin, joint
rear corner of lots one (1) and two (2); thence along the western
line of lot two (2), S. 47-C., one hundred and twenty-four and
five tenths (124.5) feet to an iron pin, the beginning corner, said
lot being known and designated as lot numbered one (1) on plat of
said property recorded in the Office of the register of Deeds Con-
veyance for Greenville County in Plat Book "..." 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 con-
sideration therefor, and shall be effective for a period of twenty-
five (25) years from the date hereof:-

- (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 northern edge of said sidewalk running along Burlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

169-7-21