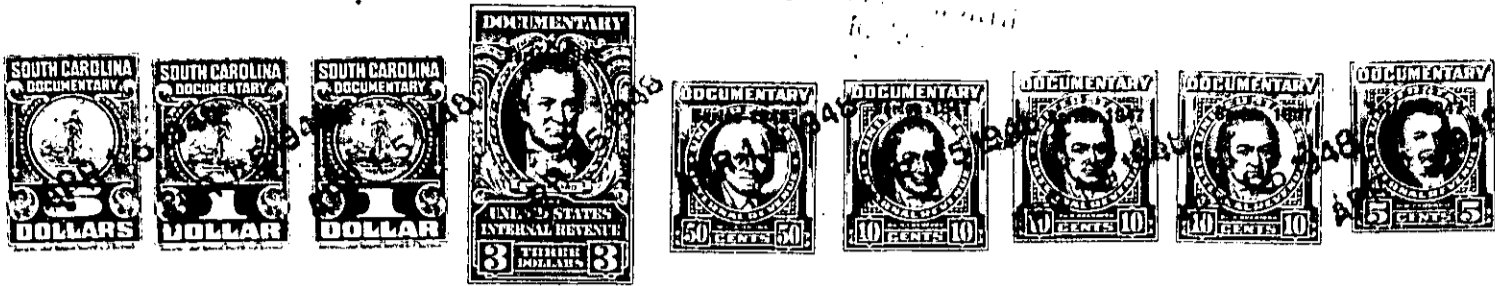


THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS. That I, LEROY Christopher, of Greenville County,

in the State aforesaid, in consideration of the sum of Three Thousand Four hundred Seventy-six and 23/100 (\$3,476.23) Dollars, and the assumption of the mortgage hereinafter mentioned and described,

to me in hand paid at and before the sealing of these presents by Ella R. Batson, likewise of Greenville county, South Carolina, (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

Ella R. Batson, 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 of said County known as Sans Souci, situate about three miles north of the City of Greenville, on Dukeland Drive, near the New Buncombe Road, said lot having the following lines, courses and distances, to-wit:

BEGINNING at an iron pin on the Southeastern corner of the intersection of Belmont Avenue Extension (now known as Christopher Street) and Dukeland Drive, on the southern side of a 5-foot sidewalk running along Dukeland Drive and the eastern side of a 5-foot sidewalk running along said Belmont Avenue Extension; thence along the southern edge of said sidewalk running along Dukeland Drive N. 55-55 E. sixty (60) feet to an iron pin; thence S. 20-06 E. one hundred and fifty (150) feet to an iron pin; thence S. 55-55 W. sixty (60) feet to an iron pin, on the eastern edge of said sidewalk running along Belmont Avenue Extension; thence along the eastern edge of said sidewalk N. 20-06 W. one hundred and fifty (150) feet to an iron pin, the beginning corner; said lot being known and designated as lot No. seventeen (17) on plat of said property to be recorded; said lot being shown along with lot Nos. 16 and 15 owned by Elizabeth Burgess Christopher, the wife of the Grantor herein, on plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat book "S", at page 49, showing the three lots as having a frontage of 150 feet on Dukeland Drive and a depth of 200 feet, at the Southeast corner of the intersection of Christopher Street and Dukeland Drive. This lot is shown on the county Block Book at Sheet No. 167, Block 1, Lot No. 1-B.

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

As a part of the consideration for this conveyance the grantee herein hereby assumes and agrees to pay that certain mortgage made and executed by

167-1-1B