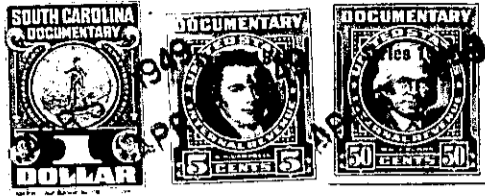


THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

VOL 375 1300



KNOW ALL MEN BY THESE PRESENTS, That I, Francis L. Hamilton
in the State aforesaid, in consideration of the sum of Four hundred and NO/100 Dollars
to me in hand paid at and before the sealing of these presents
by W. J. Batson
(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. J. Batson, his heirs and
assigns, forever:

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 (2)
miles north of the City of Greenville on Harrison Street just off of Blue
Ridge Drive at its intersection with Perry Road. Said lot having the following
lines, courses and distances:-

BEGINNING at an iron pin on the eastern edge of a five (5) foot sidewalk
running along Harrison Street, said pin being the joint front corner of lots
numbered 24 and 25; thence along the eastern edge of said sidewalk N. 22-38 W.
55 feet to an iron pin, northern line of lot 25; thence N. 79-28 E. 100 feet
to an iron pin; thence S. 30-0 E. 45 feet to an iron pin, joint rear corner of
lots 24 and 25; thence along the northern line of lot 24, S. 72-52 W. 104.4 feet
to an iron pin, the beginning corner. Said lot being known and designated as
Lot No. 25 on plat of said property recorded in the R. M. C. Office for Greenville
County, in Plat Book "K", at Page No. 303, 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 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 \$3,000.00
- (3) No house is to be erected thereon nearer the eastern edge of said sidewalk running along Harrison Street than 20 feet.
- (4) Said property is not to be sold to any person of African descent.

167-4-33

The above described land is the same conveyed to me by
on the day of
19 , deed recorded in office Register of Mesne Conveyance for
County, in Book Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the
said Premises belonging, or in anywise incident or appertaining.
TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said
W. J. Batson and his
Heirs and Assigns forever.