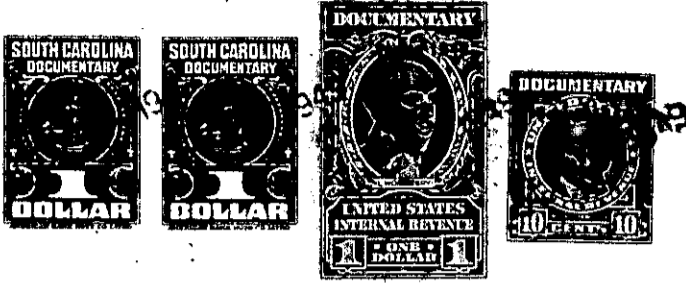


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.

OCT 8 10 32 AM 1949

OLLIE FARNSWORTH
R.M.C.



For True Consideration See Affidavit
Book 12, Page 141

KNOW ALL MEN BY THESE PRESENTS, That I, Hext L. Ferry, Trustee, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of ten dollars (.10.00.) and other valu-
able considerations,
to me
in hand paid at and before the sealing of these presents
by W. D. Martin,
(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. D. Martin,

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, on Darlington Avenue between Berkley Avenue and Dykeson
Avenue, in the Sans Souci section of Greenville County, about two miles north of
the City of Greenville, said lot having the following lines, courses and dis-
tances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk
running along Darlington Avenue, said pin being the joint front corner of lots
numbered fourteen (14) and fifteen (15); and running thence along the northern
edge of said sidewalk, S. 43-0 W., sixty (60) feet, to an iron pin, joint front
corner of lots thirteen (13) and fourteen (14); thence along the eastern line
of lot thirteen (13), N. 47-0 W., one hundred and ten (110) feet, to an iron pin,
rear corner of lots thirteen (13) and fourteen (14); thence along the lines of
lots twenty-eight (28* and eighteen (18), N. 43-0 W., sixty (60) feet, to an iron
pin, joint corner of lots fourteen (14) and fifteen (15); thence along the western
line of lot fifteen (15), S. 47-0 E., one hundred and ten (110) feet, to an iron
pin, the beginning corner, said lot being known and designated as lot numbered
fourteen (14) on Plat of said property recorded in the Office of the Register of
Mesne Conveyance for Greenville County in Plat Book "R" at page 127, which Plat
is hereby referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the fol-
lowing restrictions which constitute a part of the consideration 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 five
thousand dollars (\$5,000.00.).
- (3) No house shall be erected thereon nearer the northern edge of said
sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

189-10-10