

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

NOV 16 9 14 AM 1949

WHEREAS, I, R. J. Rowley, am the owner in fee simple of certain lots fronting on both sides of Lowndes Avenue in a subdivision known as "Dixie Heights", said lots being 85 through 90 and 94 through 98 as shown on plat of said subdivision recorded in the R. M. C. office for Greenville County in Plat Book H, at page 46, and

WHEREAS, it is desired to re-subdivide said lots and to place conditions and restrictions thereon so as to make said lots eligible for F. H. A. mortgage loans.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the aforesaid lots shall be re-subdivided and sold so that no lot shall have less than 60 feet frontage and the said lots shall be sold subject to the following conditions and restrictions:

1. No trailers, shacks or temporary buildings shall be constructed upon this lot, except temporary buildings or tool sheds which may be used during construction of a residence thereon.
2. No house shall be constructed upon the above described lot which does not have a minimum area in the enclosed part of the house of 750 square feet.
3. No house shall be constructed nearer than the front line of the above described lot than 25 feet from the street line, nor shall any house be constructed nearer than 5 feet from either side line or the rear line.
4. No house shall be constructed upon any lot which has a frontage of less than 60 feet in width.
5. The above described lot shall not be sold, rented or otherwise disposed of to any person of African descent.

In witness whereof I have hereunto set my hand and seal this the 15th day of November, 1949.

*W.C. Goodwin*  
*W.C. Goodwin*

*R. J. Rowley*  
(L.S.)

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PROBATE

PERSONALLY appeared before me W.C. Goodwin and made oath that he saw the within named R. J. Rowley sign, seal the within instrument and that he with W.C. Goodwin witnessed the execution thereof.

SWORN to before me this the 15th day of November, 1949

*W.C. Goodwin*  
*W.C. Goodwin* (L.S.)  
Notary Public for South Carolina

Recorded November 16th. 1949 at 9:14 A. M. #27165