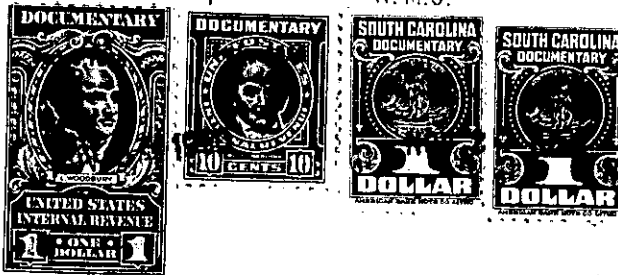


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THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R.M.C.

For True Consideration See Affidavit
Book 14 Page 28



KNOW ALL MEN BY THESE PRESENTS. That I, Ben. F. Perry, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars and other valuable considerations, to me in hand paid at and before the sealing of these presents by Walter Davis, Jr., (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 Walter Davis, Jr.,

all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Mt. Pleasant Avenue between the Tindal Road and the New Buncombe Road, in the Sans Souci Heights Sub-division situate on the New Buncombe Road about four miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a three (3) foot sidewalk running along Mt. Pleasant Avenue, said pin being the joint front corner of lots numbered thirty-seven (37) and thirty-eight (38); thence along the southern edge of said sidewalk, S. 76-40 E., sixty-five (65) feet, to an iron pin, joint front corner of lots thirty-six (36) and thirty-seven (37); thence along the western line of lot thirty-six (36), S. 13-28 W., one hundred and thirty (130) feet, to an iron pin, joint rear corner of lots thirty-six (36) and thirty-seven (37); thence along the lines of lots thirty-nine (39) and forty-one (41), N. 79-05 W., twenty (20) feet to an iron pin; thence N. 76-40 W., forty-five (45) feet, to an iron pin, joint rear corner of lots thirty-seven (37) and thirty-eight (38); thence along the eastern line of lot thirty-eight (38), N. 13-28 E., one hundred and thirty (130) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirty-seven (37) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "W" at page 155, which Plat is hereby referred to and made a part hereof.

Said property is sold subject to the following 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 southern edge of said sidewalk running along Mt. Pleasant Avenue, than twenty (20) feet.
- (4) No yard dog or crowing rooster shall be kept on the property if objectionable to a neighbor.

D4-4-39