

R.L. Waldrop

DEED TO W. F. Henderson

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, R.L. Waldrop, of the City and County of Greenville, and

in the State aforesaid

in consideration of the sum of

Five hundred and fifty (\$550.00)

DOLLARS,

to me

in hand paid

at and before the sealing of these presents by W. F. Henderson, of the said City, County and State

(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. F. Henderson, his heirs and assigns forever: All that certain piece, parcel or lot of land situate, lying and being in the County and Township of Greenville, State of South Carolina, known and designated as Lot No. Seven (7) in Block "A" as shown on the map of the property of the Mountain View Land Company as surveyed by W.A. Adams, 1910 and recorded in the office of R.M.C. for Greenville County, State of South Carolina, in plat book "A" at pages 396 and 397 and having the following metes and bounds, to wit:

Beginning at a point on the Buncombe Road, at the joint corner of Lots No. 7 and 8 and running; thence in a westernly direction 187 feet to a pin on an alley, the joint corner of Lots No. 7 and 8; thence in a southernly direction along with said alley 50 feet to a point at the joint corner of Lots No. 6 and 7; thence in an Easternly direction along line between Lots No. 6 and 7 One hundred eighty-eight (188) feet to a pin on the Buncombe Road, joint corner of Lots No. 6 and 7; thence along the Buncombe Road in a Northernly direction 50 feet to the beginning corner, and being one of the Lots of land conveyed to me by Mountain View Land Company by deed bearing date 7th, day of April, 1911 and recorded in the R.M.C. Office for said State and County in Deed Book "X.X.X." at page 193.

This Deed contains the following restrictions which shall apply for a period of twenty years from date.

FIRST, That the property is not to be sold, rented or otherwise disposed of to any person or persons of African descent.

SECOND, That no liquor or ardent spirits are to be sold on the property.

Third, that no house shall be built on the lot herein described to cost less than One Thousand Dollars, but any person may use two or more lots placing one residence thereon.

Fourth, That no building shall be erected nearer the Street than the building line shown on said plat which is fifteen feet.

Fifth, That no use shall be made of the lot sold or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth, That the layout of the lot as shown on said plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

Seventh, That the Mountain View Land Company, its successors or assigns reserves the right to lay and place or authorize the laying and placing of electric or other Street Car tracks, sewer, gas and water pipe or pipes, electric conduits or pipes, telephone and electric light poles or any other work or instruments or public utility on or in any of the Streets of said property without compensation to any lot owner.

This deed provides that in event of a violation by any purchaser of the first provision above the title to the Lot shall revert to the grantor, except as against lien creditors, and that in event of a violation of any of the other provisions above, the grantor shall have the right to enforce same by proper proceedings.