

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Louise C. Gower,

in the State aforesaid,
in consideration of the sum of
Fourteen Hundred & no/100 (\$1,400.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
Hilda Grove Bolt.

(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

Hilda Grove Bolt, her heirs and assigns:-

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, on the Northwest side of Grove Road, being known and designated as a portion of Lot No. 16, Block M, of the property of O. P. Mills, as shown on a plat made by H. Olin Jones, May, 1914, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book C, at page 176, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Northwest side of Grove Road, joint corner of Lots Nos. 15 and 16, and running thence with the joint line of said lots, N. 48-22 W. 147 feet to a point in the joint line of said lots; thence in a Westerly direction in a straight line to a point in the joint line of Lots Nos. 16 and 17, which point is 147 feet in a Northwesterly direction from the joint corner of Lots Nos. 16 and 17; thence with the joint line of said lots, S. 50-50 E. 147 feet to an iron pin in the Northwest side of Grove Road, joint corner of Lots Nos. 16 and 17; thence along the Northwest side of Grove Road, N. 39-35 E. 62 feet to the point of beginning.

Being a portion of the same lot of land conveyed to the grantor herein by L. C. Ashmore, by deed dated March 17, 1924, and recorded in the R. M. C. Office for Greenville County in Deed Book 83, at page 155.

The property described herein is conveyed subject to the following building restrictions:-

- (1) That said lot shall not be sold to any person or persons of African descent.
- (2) That no building, of any kind whatsoever, shall be erected on said lot except when the front of said building shall be on or back of the building line, which is thirty-five (35) feet from the front property line.
- (3) That no dwelling shall be erected upon said lot which shall cost less than the sum of Thirty-five Hundred dollars (\$3,500.00).

The grantor herein expressly reserves for herself and her heirs and assigns forever the right to install and maintain water and sewer lines along or near the Western boundary of the lot described herein, and the grantor agrees for herself and her heirs and assigns that in the event it becomes necessary to repair or replace the said water or sewer lines said repairs or replacements will be made as quickly as possible and the premises of the grantee herein shall be restored to their original condition without cost to the grantee.