

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, T. C. Reece, of the County of Greenville,

in the State aforesaid,  
in consideration of the sum of  
ten (\$10.00) dollars and other valuable consideration, ~~Other~~

to me in hand paid  
at and before the sealing of these presents by  
A. R. King,

(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  
A. R. King,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

known and designated as Lot numbered forty-four (44) on Rogers Avenue in that section of Greenville County known as Sans Souci about three miles north of the City of Greenville near the New Buncombe Road, said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the southern edge of a six (6) foot sidewalk running along Rogers Avenue, joint front corner of lots numbered forty-three (43) and forty-four (44), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint front corner of lots numbered forty-four (44) and forty-five (45); thence along the line of lot numbered forty-five (45), S. 10-17 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered forty-four (44) and forty-five (45); thence S. 79-28 W. fifty (50) feet, to an iron pin, joint rear corner of lots numbered forty-three (43) and forty-four (44); thence along the line of lot numbered forty-three (43), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered forty-four (44), on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and 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 is to be used for residential purposes only.
2. No house is to be built nearer the sidewalk running along Rogers Avenue, than twenty (20) feet.
3. No house is to be erected on said lot at a cost of less than two thousand dollars (\$2,000.00).
4. Said property is not to be sold to any person of African descent.