

The State of South Carolina,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. Pennington Barnes

in the State aforesaid,

in consideration of the sum of

Ten (\$10.00)

DOLLARS

*and other valuable considerations*to *me* in hand paid at and before the sealing of these presents by*Nancy R. Bowie*

(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

Nancy R. Bowie:

All that certain piece, parcel or lot of land situate on the West side of M^c. Daniel Avenue, in the State and County aforesaid, in the City of Greenville, designated as lot No. 4, and a strip off the South side of lot No. 3, on a plat of the property of the estate of J. G. Donaldson, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "B", at page 157, and having according to said plat the following metes and bounds, courses and distances, to-wit: -

Beginning at an iron pin on the West side of M^c. Daniel Avenue, which iron pin is at the joint corner of lots Nos. 4 and 5; also being 149 feet North of the intersection of M^c. Daniel Ave. and 40 ft. alley; thence N. 9-0 E. 80 ft. to iron pin; thence N. 81-0 W. 160 feet; thence S 9-0 W. 80 feet to an iron pin at the joint rear corner of lots Nos. 4 and 5; thence along the joint line of said lots, S 81-0 E. 160 feet to the point of Beginning. This property is composed of the whole of lot No. 4, and a six foot strip off the South side of lot No. 3, on the plat above referred to, and is a portion of the property conveyed to the Grantor by deed of J. G. Donaldson.

The Grantee assumes all assessments for paving and street improvements against the property conveyed herein.

This property shall be subject to the following building restrictions: -

- (1) The property herein conveyed, nor any part thereof, shall never be sold, rented or otherwise disposed of to Negroes.
- (2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance.
- (3) No building shall ever be erected upon the said property within 35 feet of the present line of the street upon which it lies.
- (4) No building, other than outbuildings appurtenant to a dwelling, costing less than \$5,000.00 nor of one story construction, shall be erected upon said property.
- (5) The property shall be used for residential purposes only.