

The State of South Carolina, }
COUNTY OF GREENVILLE. }

KNOW ALL MEN BY THESE PRESENTS, That T. J. M. Fleming, of Greenville County,

.....in the State aforesaid,
.....in consideration of the sum of

One (\$1.00) Dollar and love and affection DOLLARS

to me in hand paid
at and before the sealing of these presents by Tweetie Fleming,

(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
Tweetie Fleming, her heirs and assigns forever:

← All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in what is known as Sans Souci Villa:

Beginning at an iron pin 158.7 feet from the intersection of Buncombe Road and Perry Road, running thence in a northerly direction along Perry Road 60 feet to a pin; thence in a westerly direction 143.3 feet to a pin; thence in a southerly direction 60 feet to a pin; thence in an easternly direction, 136.6 feet to the beginning corner on Perry Road. Being the same lot of land conveyed to R. Reid Patrick by S. D. Patrick by deed dated March 18th, 1922 and recorded in R. M. C. Office in Vol. 74, page 440, and being the same lot of land conveyed to me by the said R. Reid Patrick by his deed dated Dec. 23, 1924 and recorded in Vol. 77, page 187, said R. M. C. Office.

Upon condition, however, which is a part of the consideration of this deed and condition subsequent;

1. That no house shall be built upon this lot costing less than \$3,000.00.
2. That this property, nor any part thereof, shall be sold, rented or otherwise disposed of to any person of African descent.
3. That no building shall be erected nearer to the street than the building line shown on plat of said property, said line being 25 feet from the sidewalk.