

State of South Carolina,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

I. G. O. Bates

in the State aforesaid.

in consideration of the sum of *One (\$1.00) Dollar and love and affection* DOLLARS,

to *me* paid by *Sybil Inuitl Bates*

in the State aforesaid, 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 *Sybil Inuitl Bates*

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

situate on the North side of Mills Avenue, in the Sixth Ward of the City of Greenville, County of Greenville, State of South Carolina, and known as lot NO. 8 of Block "B" of Cagle Park, as shown on plat recorded in R. M. C. Office for Greenville County in Plat Book #C, page 238, and having the following metes and bounds:

Beginning at an iron pipe on the North side of Mills Avenue at corner of lot No. 7, and running thence with line of lot No. 7 N. 15 W. 186.8 feet to an iron pipe in line of lot No. 40; thence N. 89.07 E. 78 feet to an iron pipe, corner of lot No. 9; thence with line of lot No. 9 S. 12.09 E. 172.8 feet to an iron pipe on Mills Avenue; thence with Mills Avenue approximately S. 79.12 W. 67 feet to the beginning corner, and being the same lot of land conveyed to me by Grace West Farris, by deed dated the 16th day of June, 1919, and recorded in said R. M. C. Office for Greenville County, in Volume 54, at page 51.

Subject, however, to the following restrictions, which are part of the consideration for this deed, and are made for the benefit and protection of the other lots shown on the plat above referred to, which restrictions shall remain effective for a period of twenty years from February 12th, 1916, to wit:

- 1. The property herein conveyed, or any part thereof, shall not be sold, rented or otherwise disposed of to Negroes.**
- 2. The said property shall not be used for any unlawful business, nor for anything which would constitute a nuisance.**
- 3. The property herein conveyed shall not be re-out or subdivided so as to face any other direction than as shown on said plat.**
- 4. No building shall be erected upon said property within twenty-five feet of the present line of Mills Avenue.**
- 5. No building costing less than thirty-five hundred dollars shall be erected upon said lot other than out-buildings appurtenant to a dwelling.**