

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, E. W. Carpenter, Sr., and Wm. McNeil Carpenter and E. W. Carpenter, Jr., as Trustees for Catherine Carpenter, Wm. W. Carpenter, and Charles Elford Carpenter,

in the State aforesaid,  
in consideration of the sum of  
Seven thousand Five Hundred (\$7,500.00) DOLLARS

to us  
paid by: H. L. S. Investment Co., a Corporation,

(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  
H. L. S. Investment Co., a Corporation,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, the following described property, to-wit:

Those two certain lots of land located on the West side of Augusta Road, in Greenville County, South Carolina, which are bounded and described as follows:

Beginning at a point on the West side of Augusta Road 66.7 feet in a northwesterly direction from the intersection of Augusta Road and Tallulah Drive, and running thence along Augusta Road N. 24-23 W. 66.7 feet to a point; (thence S. 55-50 W. 200 feet to a corner; thence S. 24-35 E. 66.7 feet to a point;) thence N. 55-50 E. 200 feet to the point of beginning.

Also: The following tract of land:

Beginning on the west side of Augusta Road at the northwest intersection of Augusta Road and West Tallulah Drive, and running thence along the western edge of Tallulah Drive S. 55-50 W. 1272 feet to a point in line of the Estate of D. W. Cochran; thence S. 34-10 E. 65 feet to a point in line of property originally owned by me; thence S. 48-40 W. 375 feet; more or less, to a corner of the tract originally owned by me, being a joint corner with Frank R. Nixon; thence S. 1-E about 150.4 feet to a corner of the tract originally owned by me; thence N. 55-30 E. 1700 feet, more or less, to the edge of Augusta Road; thence N. 35-W approximately 250 feet to the beginning corner.

The property herein conveyed constitutes practically all of that tract of land conveyed by Louis H. Cary by deed recorded in Book 83, at page 4, and by W. J. Reeder to K. McN. Carpenter, by deed recorded in Book 66, at page 224, and thereafter by her conveyed to the Grantor herein; Also, all those two lots conveyed by the Executors of the Estate of D. W. Cochran, Sr., to the Grantor herein, excepting only one lot on the northwest corner of Tallulah Drive and Augusta Road, measuring 66.7 feet front by 200 feet in depth, and a triangular lot of land this day conveyed by me to the Executors of D. W. Cochran.

This property is conveyed and deed is accepted upon the following terms and conditions, which terms and conditions are specifically made a part of the consideration of this Deed, and declared to be for the benefit of the Grantor and the Grantee and the heirs, successors and assigns of each of the said parties, to-wit:

FIRST: That no part of the property herein conveyed shall ever be used for the purpose of conducting a store or filling station thereon.

SECOND: That a building line of not less than 40 feet be maintained for all lots fronting on Augusta Road and no dwelling-house may be built thereon costing less than \$5,000.00 (Five Thousand Dollars).

Third: That a building line of not less than 40 feet shall be maintained for all lots fronting on West Tallulah Drive, and no dwelling house shall ever be erected thereon costing less than Three Thousand (\$3,000.00) Dollars.

Fourth: No part of the property herein conveyed shall ever be sold, or owned, directly or indirectly, by any person of African descent.