

State of South Carolina,
County of Greenville.

Whereas, by deed bearing date August 2, 1921, and recorded in the office of the Register of Mesne Conveyances for said County, Realty Corporation conveyed to M. B. Prevost a certain parcel of land just south of the property now occupied by Greenville Country Club, about three miles south of Greenville Court House, in said county and state, between the Augusta Road and Reedy River, "subject to following conditions, hereby declared conditions subsequent: 1. No residence to be erected on any tract costing less than \$7,500 complete. 2. The land shall never be sold, rented or disposed of in any manner whatsoever to persons of African descent. 3. No store shall be built on the premises. 4. This property to be used for residences only;" said deed being recorded in Book 80, at page 16; and whereas the words "conditions subsequent," by mistake and inadvertence, in accordance with a custom then prevalent, were inserted in said deed with the idea of protecting purchasers thereof, and not of casting a cloud upon the title thereto; and whereas it is desired to remove said cloud;

Now, therefore, know all men by these presents that said Realty Corporation does hereby declare unto all whom it may concern that it was not intended by the said deed to create a conditional limitation upon the said title, nor was it intended that the violation of the conditions, or any of them, should work a forfeiture of said property; but said conditions are hereby expressly declared to be in the nature of building restrictions, and are for the benefit of all persons who now own and who may hereafter purchase any of the property conveyed by said deed; and the minimum cost of all residences to be erected thereon is hereby reduced from \$7,500 to \$3,000.

In witness whereof the said Realty Corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its president and treasurer, D. B. Traxler, (who is fully authorized under the by-laws of said corporation to execute this instrument), on this the tenth day of September, A. D. 1924.

Signed, sealed and delivered

in the presence of:

N. L. Langston

M. L. Ward.

Realty Corporation (Corporate
BY: D. B. Traxler, Seal)
Pres. & Treas.

State of South Carolina,
County of Greenville.

Personally appeared before me M. L. Ward, and made oath that he saw the within named Realty Corporation (by D. B. Traxler, its President and Treasurer, (sign seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written instrument, and that he, with N. L. Langston witnessed the execution thereof.

Sworn to before me, this 4th

day of August, A. D. 1937

F. B. Massingale (SEAL)

Notary Public for South Carolina.

-N. L. Langston-

M. L. Ward.

No Stamps

Recorded this the 5th day of August, 1937 at 9:36 A. M. #9936