

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Thos. G. Goldsmith and D. W. Cochran, Jr., as Executors of the Estate of D. W. Cochran, deceased,

..... in the State aforesaid,
..... in consideration of the sum of
nine hundred and fifteen (\$915.00) DOLLARS

to us in hand paid

and before the sealing of these presents by.....

Inez Tice Erwin.

(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

Inez Tice Erwin:

All that piece, parcel or lot of land in the County and State aforesaid, being Lot #29, and a strip 10 feet wide, adjoining cut from lot #28, as represented on Plat recorded in R.M.C. office for said County, in Plat Book "I", pages 92 & 93. The lot conveyed hereby has the following courses and distances: Beginning at an iron pin on S. E. side of West Augusta Place Street, (which point is 10 feet S. W. of the dividing line between Nos. 28 & 29) and running along said Street, N. 37-56 E. 80 feet to line of #30; thence along said lot, S. 52-04 E. 203.3 ft. to line in rear of lot #11; thence, along said lot and #12, S. 46-27 W. 80.8 feet to iron pin on, or near, line of #13; thence N. 52-04 W. in a straight line to the beginning point.

All that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being lot #29 and a strip 10 feet wide, adjoining, cut from lot #28, as represented on Plat recorded in R. M.C. Office for said County in Plat Book "I", pages 92 and 93. The lot conveyed hereby has the following courses and distances: Beginning at an iron pin on S. E. side of West Augusta Place Street (which point is 10 feet S.W. of the dividing line between Nos. 28 and 29) and running along said Street, N. 37-56 E., 80 feet to line of #30; thence along said lot, S. 52-04 E. 203.3 feet to line in rear of lot #11; thence along said lot and #12; S. 46-27 W. 80.8 feet to iron pin on, or near, line of #13; thence N. 52-04 W. in a straight line to the beginning point.

This lot is conveyed subject to the following reservations and restrictions:

(a) No building (other than outbuilding appurtenant to a dwelling) shall be erected on any lot including aforesaid lot designated on Plat of Estate of D. W. Cochran and Minnie Cochran by Dalton & Neves of July 1937; recorded in Volume "I", pages 92 and 93, in R. M. C. Office, and fronting on West Augusta Place Street, costing less than \$4,000.00 each.

(b) No residential lot shall be resubdivided into building plots having less than 20,000 square feet of area or a width of less than 70 feet each, nor shall any building be erected on any residential building plot having an area of less than 20,000 square feet or a frontage of less than 70 feet.

(c) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(d) No race or nationality other than American White shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(e) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at anytime be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(f) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(g) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate. (However, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions thereof.)

(h) If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962; it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(i) Invalidation of anyone of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.