

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Harriet H. Parker,

do hereby

in the State aforesaid,
in consideration of the sum of
Six Hundred Eight and no/100 (\$608.00) Dollars

to me in hand paid
at and before the sealing of these presents by
Mrs. Maude Cox Brown

(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

Mrs. Maude Cox Brown, her heirs and assigns:-

All that piece, parcel or lot of land lying, being and situate in Paris Mountain Township, County of Greenville, State of South Carolina, on the West side of the new Buncombe Road known as U. S. Highway No. 25 E. and being known and designated as Lot No. 12 on a plat of the property of Harriet H. Parker made by Dalton & Neves, November, 1939, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 142 and 143, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of the New Buncombe Road joint corner of Lots 11 and 12 and running thence along the common line of said Lots, S. 28-44 W. 633 feet to an iron pin on the east side of a 40-foot road; thence with east side of said 40-foot road, S. 38-51 W. 65 feet to an iron pin at the corner of said 40-foot road and another county road; thence with said county road, N. 39-09 E. 427 feet to an iron pin; thence continuing with said road N. 22-56 E. 100 feet to an iron pin; thence continuing with said road, N. 9-26 E. 107 feet to an iron pin on the west side of the new Buncombe Road; thence with the west side of the new Buncombe Road N. 39-03 W. 100 feet to the point of beginning. And containing according to said plat 1.52 acres.

The above lot of land is cut from and a part of Tracts No. 67 and 69 according to Plat No. 2 of Parker Land Company made by A. S. Bedell in April 1914, and reduced in scale by R. E. Dalton in December, 1920, which plat as reduced in scale is recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 276. The above mentioned tracts of land were conveyed to the grantor herein by deed of Parker Land Company dated December 31, 1924, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 80 at page 80.

The grantor herein has conveyed to the Southern Bell Telephone & Telegraph Company a right of way for a telephone line to run through and over the tracts of land of which this lot is a part and this conveyance is made subject to such right-of-way.

This conveyance is made subject also to the restriction against sale or disposal of this property to persons of African descent as expressed in the deed of Parker Land Company to Harriet H. Parker recorded in the R. M. C. Office for Greenville County in Deeds Volume 80 at page 80, and to the following additional restrictions:

- (1) That no use be made of this lot for other than residential purposes.
- (2) That no house or other building be erected on this lot within 100 feet of the right of way of the new Buncombe Road.
- (3) That no negro house be erected on this lot other than a servant's house located not less than 200 feet from the road in the rear of this lot.
- (4) No house is to be built on the front of this lot with a value of less than \$2500.00.
- (5) No house is to be built on the rear of this lot facing the dirt road closer than 50 feet to the road and any such house facing the road in the rear of this lot shall cost not less than \$1500.00 and no barn shall be built within 150 feet of the dirt road in the rear of this lot.