

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

RELEASE OF CONDITIONS.

WHEREAS, the undersigned, Della R. Ellis, did, on or about March 3, 1923, convey to C. B. Martin Lots No. 27 and 31 fronting on Riverside Drive, and Lot No. 38 fronting on Club Drive, as shown on plat of Ables and Rasor property, recorded in Plat Book E, page 153, R. M. C. Office for Greenville County, said deed being recorded in said Office in Book 78, page 521; and

WHEREAS, it was provided in said deed that the property was conveyed upon the following conditions which were declared to be conditions subsequent;

- (1) That no dwelling shall be erected thereon costing less than \$4,000.00,
- (2) That no building shall be erected nearer than 40 feet from the property line on the Drive, and
- (3) That it shall not be let or sold to any person of African descent, and

WHEREAS, the undersigned did not intend by said provisions to create a conditional limitation on the title of said property, a violation of which would cause a reversion of title to said grantor but it was intended to impose building restrictions which would be enforceable by the owners of any lots shown on the plat referred to above; and

WHEREAS, THE said Lot No. 27 on plat referred to above is now owned by John Paul Tipton, Jr., and the undersigned desires to release and waive any reversionary right or interest which she may appear to have by reason of said conditions mentioned in the deed above, as to the said Lot No. 27, and also as to the other lots referred to in said deed.

NOW, THEREFORE, in consideration of the premises, and the further sum of One (\$1.00) Dollar to me in hand paid by the said John Paul Tipton, Jr., (the receipt whereof is hereby acknowledged), I do hereby declare that the conditions in the deed above mentioned were not intended as conditions subsequent but merely as building restrictions enforceable by an appropriate proceeding in Court by the owners of any lot shown on said plat, and I further release, relinquish and quit-claim unto the said John Paul Tipton, Jr., his Heirs and Assigns, and the owner of the other lots mentioned in said deed, whoever they may be, their Heirs and Assigns, any and all reversionary interest, right, title or claim which I may have in and to said lots.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of September, 1943.

In the Presence of:

Patrick C. Fant
Harriet R. Wright

Della E. Richey Ellis (L. S.)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Harriet R. Wright, who, being duly sworn, says that she saw Della R. Ellis sign, seal and as her act and deed deliver the within written Release of Conditions, and that she with Patrick C. Fant witnessed the execution thereof. Sworn to before me this 9th day of September, 1943.

Patrick C. Fant (L. S.)
Notary Public for South Carolina.

Harriet R. Wright.

No Stamps.

Recorded September 10th, 1943 at 4:16 P. M. #8821 BY:E.G.