

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Wm. S. Moore, of the Town of Greer, Greenville County,

in the State aforesaid,
in consideration of the sum of

One Hundred and No/100 (\$100.00) Dollars, and other valuable considerations ~~xxxxxx~~

to me in hand paid
at and before the sealing of these presents by B. A. Bennett

(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
B. A. Bennett

All that certain lot, tract or parcel of land near the Town of Greer in Greenville County, S.C., known and designated as Lot E on estate plat No. 26 of properties of A. B. Groce Estate as retraced September 8, 1942 by Gooch & Taylor, Surveyors, and containing 5.85 acres, more or less, and more particularly described as follows: Beginning at a point on the south side of Super Highway U. S. No. 29 at the northeast intersection of said highway and Needmore Road, and running thence along and with the southern edge of the right of way of said Highway in an easterly direction to the western line of Piedmont Avenue as shown on the aforesaid plat; thence turning and running along and with the western line of said Piedmont Avenue to point on northern line of property shown on said plat as Morrow Heights; thence following line of property known as Morrow Heights N. 64-25 W. 223.4 feet, more or less, to an iron pin; thence continuing along and with the northern boundary of property now or formerly owned by Mrs. Evelyn Gentry N. 65-30 W. 563 feet to an iron pin on the eastern edge of Needmore Road; thence along and with the eastern edge of said Needmore Road N. 5-15 E. 188.5 feet to the place of beginning, the said property being bounded on the North by Super Highway, U. S. No. 29, on the East by Piedmont Avenue, on the South by Morrow Heights Subdivision and property now or formerly owned by Mrs. Evelyn Gentry, and on the West by Needmore Road, this being a part of the property conveyed to the grantor herein by LeRoy Moore, Master, pursuant to decree of the Court of Common Pleas for Spartanburg County, South Carolina, in the matter of J. E. Groce, et al, etc, Plaintiffs, Vs. J. E. Groce, Jr., et al, Defendants.

The above property is conveyed subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or his heirs, executors and assigns, except as against lien creditors, and for a violation of the other conditions and restrictions, that grantor shall have the right of re-entry, abatement and suit, without liability for damages, to wit:

First: No part of the premises hereby conveyed shall be sold, rented, leased, occupied, except by servants of owners or tenants who occupy, or otherwise disposed of to any persons not of the Caucasian race, nor to any corporation or company in which the larger part of the stock or controlling interest is owned or controlled by persons not of the Caucasian race.

Second: No part of the property conveyed shall be used other than for residential purposes and no hogs, pigs, or cows shall be kept thereon.

Third: No house shall be built fronting on the super Highway which bounds the above described property on the north costing less than \$5,000.00 and no house shall be built on said property fronting on Piedmont Avenue at a cost of less than \$4,000.00.

The above conditions and restrictions shall remain in full force and effect for a period of thirty (30) years from date of the within deed.

Deed to City of Greer
Book 417 Page 70
See Deed + Release for consent