

STATE OF SOUTH CAROLINA, }
Spartanburg }
~~Greenville~~ County.

I, Wm. S. Moore

KNOW ALL MEN BY THESE PRESENTS, That.....

.....in the State aforesaid,
.....in consideration of the sum of
One Hundred and No/100ths (\$100.00) Dollars and other considerations ~~XXXX~~

to mein hand paid
at and before the sealing of these presents by Fay Greene

(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
Fay Greene:

All that certain lot, tract or parcel of land known and designated as tract or parcel No. C on plat of properties of A. B. Groce Estate numbered 26 the same being located near the Town of Greer in Greenville County, South Carolina and shown on plat made by Gooch and Taylor, Surveyors as retraced September 8, 1942 the same being bounded on the North by Super Highway U. S. No. 29 and by land now or formerly owned by Johnson, on the East by Green Street; on the South by Brookville subdivision and on the West by Morrow Street, reference being hereby made to the aforementioned plat for a more complete and accurate description. This is the part of the same property conveyed to LeRoy Moore as Master for Spartanburg County to Wm. S. Moore in case of J. E. Groce, et al individually and as Executors of the Estate of A. B. Groce, deceased, Plaintiffs vs. J. E. Groce, 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 dispose 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 hereby 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 Morrow Street 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.