

THE STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

REC'D
GREENVILLE S.C.

DEC 13 4 26 PM 1957

OLLE... WORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, I. REX RICE

in the State aforesaid, in consideration of the sum of One and No/100

Dollars

and love and affection to me in hand paid at and before the sealing of these presents

by Gladys Smith Rice

(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~~ an undivided one-half ($\frac{1}{2}$) interest unto Gladys Smith Rice, her heirs and assigns, forever; and the remaining one-half ($\frac{1}{2}$) interest unto Gladys Smith Rice, for and during her natural lifetime, with the remainder unto Frank Towers Rice, his heirs and assigns, forever:

ALL that certain lot or parcel of land situate, lying and being in the City of Greenville, South Carolina, on the Eastern side of Ridgeland Avenue, and being known and designated as Lot No. 39 of the W. C. Cleveland property, as shown by a plat made by Dalton & Neves, Engineers, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the Eastern line of Ridgeland Avenue, joint corner of Lots Nos. 38 and 39, and running thence with said Ridgeland Avenue, N. 12-22 E., 100 feet to an iron pin; thence S. 76-20 E., 142.8 feet to an iron pin; thence S. 11-32 E., 97.5 feet to an iron pin, corner of Lot No. 38; thence N. 81-03 W., 182.2 feet to the point of beginning. Said lot, however, is conveyed subject to the following restrictions:

1. No dwelling shall be built on said property costing less than \$8,000.00 (this shall not, however, apply to any servant house which shall be used in connection with a dwelling). Said dwelling must face Ridgeland Avenue.
2. No dwelling shall be erected nearer the curb than 42½ feet.
3. The property hereby conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
4. The property hereby conveyed shall be used for residential purposes only.

THIS is the same parcel or lot of land conveyed to I. Rex Rice by deed of W. C. Cleveland, dated September 26, 1936, recorded in Deed Book Volume 187, page 341, RMC Office for Greenville County, S. C.