

The State of South Carolina,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Na, C. P. Mills, Jane G. Hammond, Annie M. Moore, Mary Ella Mills, and C. P. Mills, and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills, and Mary Moore Mills.

..... in the State aforesaid,
..... in consideration of the sum of
One thousand and no/100 (\$1,000.00) DOLLARS,

to us in hand paid at and before the sealing of these presents by
D. R. Cain.

(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

D. R. Cain, his heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and in Greenville Township, at the junction of Mission (or Church) street with Arthur Street, as shown by plat of the property of C. P. Mills, recorded in the R. M. C. Office for Greenville County in plat Book "F", page 224, said lot having according to a recent survey made by Dalton & Nevas, Engineers, the following metes and bounds, to-wit:

Beginning at an iron pipe on the west side of Arthur Avenue, rear corner of lot No. 2 of Block K, thence along rear line of Lots 2-3-4, and a part of Lot 5, S. 45-27 W. 155.3 feet to an iron pipe; thence along joint line of lots 21 and 22, S. 44-33 E. 135.3 feet to an iron pipe on west side of Arthur Avenue; thence along west side of Arthur Avenue with the curvature of same 215.7 feet to the point of beginning, a traverse line between said points being: N. 1-53 W. 76.2 feet to an iron pipe; N. 14-07 E. 78.4 feet to a stake; N. 4-53 E. 61.1 feet to the beginning. Being Lot No. 21 of Block "X", and triangular in shape.

The above described lot is a portion of the property conveyed to us by Susan C. Mills, by the following deeds:

- An undivided 1/30 interest to Mary Ella Mills, by deed recorded in the R.M.C. office for Greenville County in Vol. 111, page 101.
- An undivided 1/4 interest to C. P. Mills, by deed recorded Vol. 111, page 102.
- An undivided 1/4 interest of Jane G. Hammond, by deed recorded in Vol. 111, page 105.
- An undivided 1/4 interest of Annie M. Moore by deed recorded in Vol. 111, page 107.
- An undivided 1/5 interest of C. P. Mills and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills, and Mary Moore Mills, by deed recorded in the R.M.C. Office for Greenville County in Vol. 111, page 104.

Subject to the following restrictions:

- (1) To be used for residential purposes only, for white people, and shall not be sold or rented to persons of African descent;
- (2) Residence to be constructed hereon not to cost less than \$2,500.00;
- (3) Building line to be governed by the general contour of the street, and house to be set so as to follow the general lines of said street.

The above conditions are hereby declared Not to be conditions subsequent, but are deemed to be covenants running with the land for the benefit of the purchaser, or purchasers of lots in this subdivision.

The above described lot is also subject to a 2-foot easement for underground drain pipe which lies under the dividing line between lots 21 and 22, and the grantors their successors, heirs or assigns shall have the right to repair or replace said drain pipe provided the premises are left in as good condition after repairs as before.