

STATE OF SOUTH CAROLINA, )

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of three hundred DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee..... hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto A. C. Parham, his heirs and assigns, all that lot of land situate on the west side of Berkley Avenue, in the county and state aforesaid, near the City of Greenville, and a part of the lands of Colonia Company as shown by plat recorded in Plat Book J, pages 4 and 5, known as lot 424 as revised, said revision not shown on said plat, but said lot as hereby conveyed being more particularly described as follows:

Beginning on said avenue at the corner of lot 423 and runs thence N. 57-32 W. 175 feet, thence 46-57 E. 103.2 feet; thence S. 57-32 E. 150 feet to said avenue, thence along said avenue S. 32-58 W. 100 feet to the beginning corner.

This conveyance is made subject to the following restrictions:

- 1: This property is for residential purposes only.
- 2: No residence shall be erected on said property to cost less than \$2,500.
- 3: Said property shall never be sold, rented or otherwise disposed to any person of African descent.