

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary B. Lewis,

_____ in the State aforesaid,
_____ in consideration of the sum of
One and no/100 (\$1.00) _____ Dollars

to me _____ in hand paid
at and before the sealing of these presents by _____
Arthur G. Ward and Alma D. Ward,

(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
Arthur G. Ward, and Alma D. Ward, their heirs and assigns:-

All that certain parcel or strip of land situate, lying and being on the Southeast side of Conestee Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and having according to plat of Park Hill made by R. E. Dalton July, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at page 135, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Conestee Avenue, at the Southwest corner of Lot No. 33 and running thence with the line of Lot No. 33 S. 45-37 E. 188.5 feet to a iron pin at the Southeast corner of Lot No. 33; thence S. 27-10 W. 2 feet to an iron pin in line of property of Estate of M. D. Earle; thence with Estate of M. D. Earle line N. 45-37 W. 188.5 feet to an iron pin; thence N. 27-10 E. 2 feet to the beginning corner.

The property described above is conveyed subject to the following building restrictions:

(1) No residence shall be erected upon said lot at a cost of less than \$4,000.00.

(2) No residence shall be erected upon said lot with the front building line less than 35 feet from the front of said lot.

(3) No building shall be erected upon said lot other than a residence and such buildings as may necessarily pertain thereto.

(4) This lot shall at no time be conveyed to a person of African descent, but the owner may erect servants quarters upon said property.

These restrictions shall be binding upon the grantees herein, their heirs and assigns.