

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN, BY THESE PRESENTS, That I. C. F. Putman

.....in the State aforesaid,  
.....in consideration of the sum of  
Six Hundred and Sixty-five (\$665.00) Dollars

to me .....in hand paid  
at and before the sealing of these presents by

Clinton D. Hester and Elma K. Hester,

(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  
Clinton D. Hester and Elma K. Hester

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

about three and one-half miles North West of the City of Greenville and on a sub-division known as Buncombe Park, and on the North side of South Haven Drive as shown by a plat recorded in Plat Book "M", at page 12, R. M. C. Office for Greenville County and designated on said Plat as lots Nos. 8 and 9, more particularly described as follows:

Beginning at a point on the North side of South Haven Drive common corners of Lots 7 and 8, and runs thence N. 3-20 W. 173 feet to an iron pin; thence N. 88 E. along the rear lines of lots 8 and 9 150 feet to an iron pin, common corners of lots Nos. 9 and 10; thence along the joint lines of lots Nos. 9 and 10, S. 3-20 E. 173 feet to an iron pin on the North side of South Haven Drive, common corners of lots Nos. 9 and 10; thence along the North side of South Haven Drive S. 88 E. 150 feet to the point and place of the beginning, and being a part of the property conveyed to me by Julia M. Peterkin by Deed recorded in Vol. 263, Page 402, R. M. C. Office for Greenville County, which said deed and plat are hereby referred to as further aid in description.

This conveyance is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. That no building shall be erected on said lots costing less than the sum of \$2,000.00.
3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 15 feet from either side line or nearer than five feet from the rear line of said lot.
4. That the Grantor reserves to himself and his successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
5. That no surface closet or cesspool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.
7. That all buildings other than the dwelling shall be placed on rear of lot.
8. And it is further covenanted and agreed, and as a part of the consideration of this conveyance that the foregoing restrictions, limitations, and conditions subsequent shall be inserted in each and every conveyance of any portion of the Buncombe Park subdivision as represented by said plat by this Grantor.