

State of South Carolina,

Greenville County

STATE FARM NORTH
R.M.C.

Know all Men by these Presents, That We, Charles A. Flinkingshelt and Etrulia C. Flinkingshelt,

in the State aforesaid,

in consideration of the sum of Eight-Thousand & No/100 (\$8,000.00) - - - - - Dollars

to us paid by

John B. Patton,

in the State aforesaid, 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

John B. Patton,

All that piece, parcel or lot of land in the City of Greenville, ~~County~~ Greenville County, State of South Carolina, on the Laurens Road Subdivision of the property of Emma C. Poag, as shown on plat of said subdivision, made by Dalton & Neves in June, 1939, and recorded in the Office of the R.M.C. for Greenville County in Plat Book K, at Page 68, and being known on said plat as Lot No. 17, said lot being more fully described by metes and bounds as follows:

BEGINNING at an iron pin on James Street at the joint corner of lots Nos. 16 and 17, and running thence with the joint line of said lots Nos. 16 and 17 S. 55-45 E. 174.9 feet to an iron pin; thence N. 38-25 E. 70.2 feet to an iron pin at joint corner of lots Nos. 17 and 18; thence along joint line of said lots Nos. 17 and 18 N. 55-45 W. 179.8 feet to an iron pin on James Street; Thence with James Street S. 34-15 W. 70 feet to an iron pin, which is the beginning corner.

The above lot is conveyed subject to the following restrictions:

1. The lot of land hereby conveyed shall be used exclusively for single family residence, for white persons only (except as to servants of occupants), and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which would render neighboring property less desirable for residential purposes.
2. No residence, other than outbuildings appertinent to building, costing less than \$2,000.00, shall be erected thereon prior to Jan.1,1986.
3. No surface closet or cess pool shall ever be used on said lot, but only septic tanks or other sewers.
4. The lots shall not be re-cut and only one dwelling erected thereon.
5. No house shall be erected on this lot less than 30 feet from the highway line.

The foregoing conditions are not conditions subsequent, but are to be deemed covenants running with the land and binding on all owners and occupants thereon.