

A. G. New

DEED TO

Carl Jenkins.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That

Greenville

I, A. G. New of the County of Greenville

in the State aforesaid

in consideration of the sum of

One Dollar

DOLLARS,

to me

in hand paid

at and before the sealing of these presents by Carl Jenkins

(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

Carl Jenkins. That, certain piece parcel, and lot of land situate lying and being in the County of Greenville and State aforesaid, and designated as lot # 54 of Block "A" on a Plat by A. S. Bedell, surveyor, more fully described as follows: Beginning at a corner on Charles Street, thence N. 46-48 W. 50 feet to a corner, thence S. 43-12 W. 25 feet to a corner, thence N. 46-48 W. to a corner, thence along Charles Street 25 feet to the beginning corner, above being a part of the tract of land containing twenty acres conveyed to said A. G. New by Deed, dated the 29th day of June, A. D. 1905, and recorded in said Register's office in Vol. O. O. at Page 317.

Upon the conditions following, which are made a part of the considerations of this deed, the violation of which or any part or any one or more of them for within twenty years from the date hereof by the purchaser, his grantees, heirs or assigns, shall render this deed null and void and the title to the property shall so instanten, revert to the grantor herein, his heirs or assigns:

- 1st. That said property nor any part of it shall not be sold rented or otherwise disposed of to person of African descent.
- 2nd. That no liquor or ardent spirits of any kind shall be sold thereon.
- 3rd. That no buildings shall be erected thereon nearer than the roadway or street, and the property shall be used for residence purposes only.
- 4th. That no use shall be made of the property that would constitute a nuisance or injure the value of the adjoining lots.
- 5th. That the grantor reserves the right to lay or place, or authorize the laying or placing of electric or other street, car tracks, sewer gas, and water pipes, telegraph, telephone, and electric light poles, or other works of public utility on or in any of the streets of said sub-division without compensation to any lot owner.
- 6th. That no buildings shall be erected on any lot, or lot or any sub-division thereof, at a cost of less than a thousand dollars.