

State of South Carolina  
County of Greenville

Susan C. Mills owns certain land near the City of Greenville, S.C. on Augusta Road, and has, by numerous deeds, conveyed away most of said land and did, by deed dated February 22, 1925, convey to S. C. Ashmore Lot No. 13, Block 7, of the property of C. P. Mills as shown on plat recorded in the T. M. C. office, City of Greenville, County of Greenville, in Plat Book C, at page 176, said deed being recorded in said office, in Volume 89, at page 202; and whereas, said deed contained the following conditions:

- (1) That no part of said lot shall be sold to any person or persons of African descent.
- (2) That no dwelling shall be erected on said lot costing less than \$500.00, except outhouses.
- (3) That no dwelling shall be erected on said lot that does not conform to the building lines as now established.
- (4) That no building now erected, or which shall be hereafter erected on said lot, shall ever be used to carry on mercantile business or storeroom.
- (5) That the grantee, his heirs or assigns, shall construct a sidewalk along the entire frontage of said lot, four feet wide and four inches thick.

And whereas, in said deed it was stipulated that these conditions were conditions subsequent, and in the event they are broken said property shall revert to the grantor, or his heirs and assigns; and

whereas, some question has arisen in regard to the interpretation of the said conditions; and

whereby, it was not intended, by said conditions to create a conditional limitation, the violation of which would operate as a forfeiture or reversion of the property, but it was the intention of the grantor to create building restrictions for the benefit of all persons who purchased said lots, which restrictions could be enforced by the owner of any lot;

Now, therefore, in consideration of the premises and the sum of One U. S. Dollar to me in hand paid, I hereby release the property conveyed to S. C. Ashmore from said conditions and declare that it was not intended by said deed to create a conditional limitation upon the title, nor was it intended that a violation of the conditions should make a forfeiture of the property, but said conditions are hereby expressly declared to be by way of building restrictions.

In witness whereof, I have hereunto set my hand and seal this 25<sup>th</sup> day of June, 1931.

Susan C. Mills (S.S.)

R. L. Waugler  
C. P. Mills

State of South Carolina  
County of Greenville

Personally appeared before me C. P. Mills, who, being duly sworn, says that he saw the within named Susan C. Mills sign, seal and in his act and deed deliver the foregoing written release, and that by, Wm. R. L. Waugler, he witnessed the execution thereof.

Sworn to before me this  
25<sup>th</sup> day of June, A. D.,  
1931

C. P. Mills

F. D. Rainey, (S.S.)  
Notary Public for South  
Carolina

Release Recorded January 9, 1932 at 10:05 a.m.