

STATE OF SOUTH CAROLINA,]

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

Laurens Road Development Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred (\$300.00) DOLLARS,

to him hereunto duly called and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Ezra M. Bear:

All those certain parcels or lots of land located about 2 1/2 miles east of Greenville, S.C., lying northeast of the Laurens Road and situate on the northwest side of Lindsay Avenue, being known and designated as Lots Nos. 15 and 16 of the property known as East Lynns shown on plat recorded in Plat Book H, Page 195, and having, according to said plat, the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the northwest side of Lindsay Ave. at the joint corner of lots Nos. 13 and 15, and returning thence with the joint line of said lots N. 55-45 W. 258.1 feet to an iron pin, corner of lots Nos. 15, 23 and 24; thence N. 35-06 E. 50 feet to an iron pin, rear corner of lots Nos. 16 and 17; thence with joint line of said lots S. 55-45 E. 258.1 feet to an iron pin on the northwest side of Lindsay Avenue; thence with said Lindsay Avenue, S. 35-06 W. 50 feet to the beginning corner.

This property is sold subject to the following restrictions, which are a part of the consideration for this deed, and are hereby expressly declared to be for the benefit of all lot owners as shown on said plat above referred to:

- (1) The lots herein conveyed shall never be sold, rented or otherwise disposed of to persons having any percentage of negro blood.
- (2) The lots herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on said lots costing less than \$1,250.00.
- (4) No building shall be erected on said lot nearer than 35 feet from the West side of Lindsay Avenue.