

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, T. G. Goldsmith and D. W. Cochran, Jr., as Executors of the Estate of D. W. Cochran, Sr., dec'd.

in the State aforesaid,
in consideration of the sum of
one thousand (\$1,000.00) DOLLARS

to us in hand paid
at and before the sealing of these presents by
McKee Investment Co.

(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 McKee Investment Co.

All those 3 pieces, parcels or lots of land in the County and State aforesaid, fronting on West Tallulah Drive, and known and designated as No. 10, 12 and 14, on Plat of Estate of D. W. Cochran and Minnie P. Cochran, by Dalton and Neves, of July, 1937, having the following lines:

Lot #10: Beginning at an iron pin on W. Tallulah Drive, 330 feet west of Augusta Road, running thence N. 34-10 W. 230.9 feet to an iron pin; thence S. 46-27 W. 70.93 feet to an iron pin; thence S. 34-10 E. 219.3 feet to iron pin on W. Tallulah Drive; thence along said Drive, N. 55-50 E. 70 feet to the beginning point.

Lot #12; Beginning at an iron pin on W. Tallulah Drive, 470 feet west of Augusta Road, running thence N. 34-10 W. 207.8 feet to an iron pin; thence S. 46-27 W. 70.94 feet to an iron pin; thence S. 34-10 E. 196.2 feet to iron pine on W. Tallulah Drive; thence along said Drive N. 55-50 E. 70 feet to the beginning point.

Lot #14: Beginning at an iron pin on W. Tallulah Drive 610 feet west of Augusta Road, running thence N. 34-10 W. 184.7 feet to an iron pin; thence S. 46-27 W. 70.94 feet to an iron pin; thence S. 34-10 E. 173.1 feet to iron pin on W. Tallulah Drive; thence along said Drive N. 55-50 E. 70 feet to the beginning point.

(a) Subject, however, to the following reservations and restrictions, no building (other than outbuildings appurtenant to a dwelling) shall be erected on either of said lots, costing less than \$4000.00 each. No building shall be erected on either of said lots within 35 feet of the street on which said lots front nor further than 60 feet from the front lot line, nor nearer than 5 feet to any side lot line. The side-line restriction shall not apply to a garage located on the rear one-quarter of a lot.

(b) No residential lot shall be resubdivided into building plots having less than 20,000 square feet of area or a width of less than 70 feet each, nor shall any building be erected on any residential building plot having an area of less than 20,000 square feet or a frontage of less than 70 feet.

(c) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(d) No race or nationality other than American White shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(e) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at anytime be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(f) No dwelling costing less than \$3000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 750 square feet in the case of a one-story structure nor less than 400 square feet in the case of a one-and-one-half or two-story structure.

(g) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(h) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate. (however, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions thereof.)