

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Perry, Trustee of the County of Greenville

.....in the State aforesaid,  
.....in consideration of the sum of  
ten dollars (\$10.00) and other valuable considerations..... DOLLARS

to me.....in hand paid  
at and before the sealing of these presents by Mrs. Ruth W. Byers

(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

Mrs. Ruth W. Byers,

All that certain piece, parcel or lot of land situate and being on Rogers Avenue, known and designated as lot numbered thirty-one (31) and shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, with the following lines, courses and distances, to-wit:

Beginning at an iron pin on Rogers Avenue on the southern side of a six (6) foot sidewalk running along said Rogers Avenue, joint corner of lots numbered thirty (30) and thirty-one (31), thence along said sidewalk, N. 83-55 E. fifty (50) feet, to an iron pin, joint corner of lots numbered thirty-one (31) and thirty-two (32); thence along the line of lot numbered thirty-two (32) S. 5-50 E., one hundred and fifty (150) feet, to an iron pin, rear corner of lots thirty-one (31) and thirty-two (32); thence S. 83-55 W. fifty (50) feet, to an iron pin, rear corner of lots numbered thirty (30) and thirty-one (31); thence with the line of lot numbered thirty (30) N. 5-50 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, reference being hereby had to said plat which is made a part hereof.

Said property is sold subject to the following restrictions which constitute a part of the consideration therefor and shall be effective for a period of twenty-five (25) years from the date of this deed:

- 1- Said property is to be used for residential purposes only.
- 2- No house is to be erected on said lot nearer the sidewalk running along Rogers Avenue than twenty (20) feet.
- 3- No residence is to be erected on said lot at a cost of less than two thousand dollars (2,000.00)
- 4- No house is to be erected thereon which does not meet the requirements enabling the securing of a Government Guaranteed Loan thereon.
- 5- The property is not to be sold to any person of African descent.