

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. M. Gaffney, Individually and as Trustee,

in the State aforesaid,
in consideration of the sum of
Three hundred seventy-five and no/100 (\$375.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by Roy F. Acker

(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
Roy F. Acker:

All that certain piece, parcel or lot of land designated as lot numbered twenty-four (24) on Rogers Ave. of the Perry property in that Section known as Sans Souci, about three miles from the City of Greenville, with the following lines, courses and distances:

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots twenty-three and twenty-four (23 & 24), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint corner of lots numbered twenty-four and twenty-five (24 & 25); thence along line of lot numbered twenty-five (25), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin, rear joint corner of lots numbered twenty-four and twenty-five (24 & 25); thence S. 79-28 W. fifty (50) feet, to an iron pin, rear joint corner of lots numbered twenty-three and twenty-four (23 & 24); thence along the line of lot numbered twenty-three (23), one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being 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, which plat is hereby referred to and made a part hereof.

Also the western half of lot numbered twenty-five (25), adjoining said lot numbered twenty-four (24), with the following lines and courses to-wit:

Beginning at an iron pin on a six (6) foot sidewalk running along Rogers Ave., joint corner of lots numbered twenty-four (24) and twenty-five (25), and running thence along said sidewalk, N. 79-28 E. twenty-five (25) feet to an iron pin; thence N. 10-17 W. one hundred and fifty (150) feet to an iron pin; thence S. 79-28 W. twenty-five (25) feet to an iron pin, joint rear corner of lots numbered twenty-four (24) and twenty-five; thence along the line of lot numbered twenty-four (24) S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, the beginning corner, the same being shown on said plat, which is hereby referred to and made a part hereof.

Said property is in a restricted district as required by the Federal Government, and is sold subject to the following restrictions, which constitute a part of the consideration thereof and are to be effective for a period of twenty-five years from date.

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the sidewalk on Rogers Ave. than 20 feet.
3. No residence is to be erected on said property at a cost of less than \$2,000.00.
4. Said property is not to be sold to any person of African Descent.

This property was conveyed to C. M. Gaffney, Trustee by I. K. Burns by deed dated April 20th, 1940 and recorded in the R.M.C. office for Greenville County in Vol. 223, page 333, in exchange for Lot No. 7, Sylvania Avenue in a subdivision known as "Leawood", which was conveyed to I. K. Burns by C. M. Gaffney, Trustee under the terms of deed of Mrs. Annie F. Zimmie, dated Nov. 30, 1937 and recorded in the R.M.C. office for Greenville County in Vol. 201, page 97. Through oversight the terms of the trust in the deed of I. K. Burns to C. M. Gaffney, Trustee were left out of the deed, but the within described lots, having been received as part payment for Lot No. 7, Sylvania Avenue, are owned by C. M. Gaffney, as Trustee under the terms and conditions as set out in the aforesaid deed of Annie F. Zimmie to C. M. Gaffney, Trustee as recorded in Vol. 201, page 97, to which deed reference is hereby craved for the terms of the aforesaid Trust.