

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley

.....in the State aforesaid,  
.....in consideration of the sum of  
Five Hundred Fifty-Four and 92/100 (\$554.92) and assumption of mortgage referred to Dollars  
below - - - -

to me .....in hand paid  
at and before the sealing of these presents by  
S. Henry Burgess and Clelia Burgess

(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

S. Henry Burgess and Clelia Burgess, their heirs and assigns

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southeast side of Charles Street near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 23 on Plat of L. A. Moseley property made by Dalton & Neves, Engineers, June, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J at page 239, and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the Southeast side of Charles Street at joint front corner of Lots 22 and 23 and running thence with line of Lot 22, S. 46-45 E. 181.9 feet to an iron pin; thence S. 32-25 W. 61.2 feet to an iron pin; thence with line of Lot 24, N. 46-45 W. 193.3 feet to an iron pin on the Southeast side of Charles Street; thence with the Southeast side of Charles Street, N. 43-15 E. 60 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- (1) The said property shall be used for residential purposes only.
- (2) No dwelling costing less than \$2,000.00 shall be built on any lot fronting on Perry Road and no building shall be constructed on any other lot in said subdivision costing less than \$1500.00.
- (3) No dwelling shall be constructed on any lot fronting on Perry Road nearer than 30 feet of Perry Road and no dwelling shall be built on any other lot in said subdivision nearer than 20 feet to the street upon which it fronts.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, leased, rented or otherwise disposed of to or used by persons of African descent.

This is a portion of the property conveyed to me by deed of Mrs. Eugenia Juhan dated June 21, 1940, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 223 at page 177. See also deeds recorded in the R. M. C. Office for Greenville County in Deeds Book 235 at page 269, and Volume 242, page 183.

As a part of the consideration for this conveyance, the grantees assume and agree to pay the balance due on that mortgage given by Milford E. Howard to Bank of Greenwood for \$2400.00 dated July 22nd, 1941, and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 304 at page 140.