

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT I, Andrea C. Patterson, of Greenville County, in the State aforesaid, in consideration of the sum of fifteen hundred dollars to me in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Paul Scarborough, Edgar Carter, J. A. Patton and Fred Williams all that certain lot, piece or parcel of land situate, lying and being in said state and county not quite two and one-half miles slightly south of west of the county court house in the City of Greenville, known and designated as Lot number ten (10) on Dalton and Neves' plat of April, 1942, recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "K", on page 128, bounded on the west by the "Old White Horse Road" (State Highway No. 250), on the east by Washington Avenue (formerly called the "New White Horse Road") and on the south by Lots Nos. 9 and 11 on said plat, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of Lots 11 and 10 on the eastern side of the White Horse Road and running thence N. 8-57 E. 98.2 feet; thence continuing along said road N. 3-22 E. 146.6 feet to a point at the junction of the White Horse Road and Washington Avenue; thence along the western side of Washington Avenue S. 22-0 E. 296 feet to an iron pin at the joint corner of Lots 9 and 10; thence along the line of Lot No. 9 S. 68-0 W. 80.2 feet to an iron pin at the joint corner of Lots 9, 10 and 11; thence along the line of Lot No. 11 N. 78-0 W. 80.5 feet to the point of beginning. This being a part of the land conveyed to me by Southern Guaranty and Trust Company, as trustee, on August 18th, 1945, by deed recorded in said office in Book 279, at Page 214.

It is understood and agreed that said grantees will pay one-third of the taxes on said premises for the year 1946; and that said premises are conveyed subject to the terms of the "Clearance permit" granted to Southern Bell Telephone & Telegraph Co., Inc., dated April 16, 1942, and to the following covenants, which said grantees, by accepting this deed, bind themselves and their heirs and assigns to fulfill, to-wit:

- (1) No part of said premises shall be sold, rented or otherwise disposed of to, or be occupied by, any person wholly or partly of African descent.
- (2) No whisky, beer or other spirituous liquor shall be sold or disposed of nor shall any noxious or offensive trade or activity be carried on upon any portion of said premises, nor shall anything be done thereon which may render other premises in said block of land less valuable. The word "block", used in this covenant as a description of the area to be affected by these restrictions, shall be deemed to include all the land bounded by Washington Avenue, the old White Horse Road and Gordon Street, except the lot measuring 200 by 200 feet in the southeast corner thereof, conveyed to Jones F. West by deed recorded in Book 79, page 335.
- (3) All buildings on any part of said premises shall be substantial and of good appearance, and said premises shall be maintained in neat and attractive condition.
- (4) These covenants shall run with the land and bind said grantees and all persons claiming under them until the last day of December, 1985, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of the then owners of all lots in said block it be agreed to change some or all of said restrictions in whole or in part.
- (5) Said grantees and their heirs, executors, administrators and assigns shall be amenable to such reasonable sanitary rules and regulations as may be agreed upon from time to time by a majority of the property owners in said block.
- (6) As these covenants are intended for the protective of all such owners, it shall be lawful for any of them to institute and prosecute any proceedings at law or in equity against any person or persons or corporations violating or attempting to violate any such covenant, for the purpose of preventing such violation or of recovering damages or other dues therefor.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.