

STATE OF SOUTH CAROLINA, FEB 4 11 1949

GREENVILLE COUNTY

OLLIE FARNSWORTH R. M. C.

Know All Men by These Presents:

That we, Vernon Harris and Frances Harris, in the State aforesaid, in consideration of the sum of - - Ten Dollars and subject to mortgage - - - - -

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Franklin Savings and Loan Company, its successors and assigns:

ALL that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, located about 3 1/2 miles North of Greenville and being known and designated as Lot No. 59 on plat of Buncombe Park, said plat being recorded in the Office of R.M.C. for Greenville County, South Carolina, in Plat Book "M" at page 12. Reference to said plat is craved for a more complete description.

This conveyance is made subject to the following restrictions:

- (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent.
(2) That no building shall be erected on said lots costing less than the sum of \$2500.00.
(3) That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 15 feet from either side line or nearer than 5 feet from the rear line of said lot.
(4) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
(5) That no surface closet or cesspool shall ever be maintained on said land but only septic tanks or other sanitary sewerage, All out-buildings are to be erected not less than 100 feet of front line.
(6) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its / successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 4th day of February, in the year of our Lord One Thousand Nine Hundred and forty-nine.

Signed, Sealed and Delivered in the Presence of H.L. Hingson, Christine B. Giles, Vernon Harris, Frances Harris

State of South Carolina, Greenville County. Personally appeared before me Christine B. Giles

and made oath that s he saw the within named grantor(s) Vernon Harris and Frances Harris sign, seal and as their act and deed deliver the within written deed, and that g he, with H. L. Hingson witnessed the execution thereof.

Sworn to before me this 4th day of February, A. D. 1949. H.L. Hingson, Notary Public for South Carolina

State of South Carolina, Greenville County. RENUNCIATION OF DOWER I, H. L. Hingson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances Harris, wife of the within named Vernon Harris, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Franklin Savings and Loan Company, its successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of February, A. D. 1949. H.L. Hingson, Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 4th day of February, 1949, at 11:08 A.M., No. #2568