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THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS, That we, William E. Crooks and Lula
Stowe Crooks,
in the State aforesaid, in consideration of the sum of
Six Thousand & NO/100 (\$6,000.00) Dollars
to us in hand paid at and before the sealing of these presents
by W. E. Russell
(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 W. E. Russell, his heirs and assigns
forever:

all that piece, parcel or lot of land in Butler Township, Greenville
County, State of South Carolina, containing seven (7) acres and being known
and designated as Tract No. 40 on plat of property of Marsmen,
Inc., made by Dalton & Neves June 1945 and addition to plat made
October 1945, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a forty-foot
road on the West side of State Highway No. 291, and
running thence with center of said forty-foot road,
S. 80-48 W. 480 feet to an iron pin, joint corner of
Tracts Nos. 39 and 40: thence with line of Tract No.
39, S. 9-12 E. 613.7 feet to an iron pin; thence S.
85-55 E. 442 feet to an iron pin on the West side of
State Highway No. 291; thence with the West side of
said Highway N. 9-12 W. 251.7 feet to an iron pin;
thence N. 80-48 E. 50 feet to an iron pin on the West
side of State Highway 291; thence still with said High-
way N. 9-12 W. 462 feet to an iron pin, the beginning
corner.

Taxes for the year 1950 are to be paid by Grantors.

This property is sold subject to the following restrictions,
which constitute a part of the consideration hereof and shall be
effective until the 31st day of October, 1995: (1) Said property
is to be used for residential purposes. (2) No house, other than
outbuildings, to be built thereon at a cost less than \$4,000.00.
(3) Said property is not to be sold, rented or otherwise disposed
of to any person of African descent.

This Deed is made subject to a right-of-way in the name of
Duke Power Company--said right-of-way crosses ^{this tract} near the rear line
of the property hereinabove described. Said right-of-way is of
record in Deed Volume 412, at Page 167 R. M. C. Office for Green-
ville County.

W08-2-28