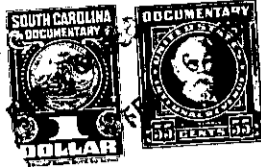


STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 16 10 13 AM 1959



Know All Men by These Presents:

OLLE F. NORTH R.M.C.

in the State aforesaid,

That I, Frank K. Peigler, in consideration of the sum of Three Hundred (\$300.00) ----- DOLLARS,

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 R.D. Wilson, his heirs and assigns, forever:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, and located about 3 1/2 miles North of Greenville, South Carolina, and being known and designated as Lot No. 44 on plat of subdivision known as Buncombe Park, said plat being on record in the Office of R.M.C. for Greenville County, S.C., in Plat Book "M" at page 12. For a more complete description of said Lot, see said plat. This being the same property conveyed to me by C.F. Putman by Deed dated September 13, 1946, said Deed being recorded in the R.M.C. Office for Greenville County, S.C., in Vol. 299 at page 86. 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 persons wholly or partly of African descent.
(2) That no building shall be erected on said Lot costing less than the sum of \$2,000.00.
(3) That no building shall be erected nearer the front line of said Lot than 30 feet nor nearer than 10 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 nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
(6) That no use shall be made of said lots which would constitute a nuisance to the adjoining lot owner.
(7) All out-buildings are to be erected on rear of lot.

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 his Heirs 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 16th day of February in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of

Frank Eppes
Janet B. Garrett

Frank K. Peigler (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Janet B. Garrett

and made oath that s he saw the within named grantor(s) Frank K. Peigler sign, seal and as his act and deed deliver the within written deed, and that she, with Frank Eppes witnessed the execution thereof.

Sworn to before me this 16th day of February, A. D. 19 59. Frank Eppes (Seal) Notary Public for South Carolina

Janet B. Garrett

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER GRANTOR NOT MARRIED (DIVORCED) Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 Heirs 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 16th day of February 19 59, at 10:13 A.M., No. 20909 162-2-30