described according to said deed as follows:

> ALL that piece, parcel or lot of land lying
> and being in the County of Greenville, State
> of South Carolina, on the North side of the
> Easley Bridge Road, known as a portion of the
> old J. R. Yawn property and being cut from a
> larger parcel of land conveyed to W. H. Brown
> by Paul R. Payne and others by deed dated
> July 30, 1943, recorded in Deed Book 255, Page
> 232, R. M. C. Office, Greenville County. The
> lot here conveyed is known and designated as
> Lot No. 1 of a subdivision made by C. C. Jones,
> Engineer, under date of November 19, 1951. It
> begins on the Northern edge of the Easley Bridge
> Road at joint front corner of Lots 1 & 2 on the
> Jones plat and runs thence along the joint line
> of Lots 1 and 2 N. 30-30 W. 428.9 feet to an
> iron pin at joint rear corner of Lots 1 and 2;
> thence N. 74-30 E. 82.64 feet to corner at
> iron pin; S. 30-30 E. 407.6 feet to an iron
> pin on the North side of Easley Bridge Road;
> thence along the Northern side of Easley Bridge
> Road S. 59-30 W. 80 feet to the beginning corner.

4. That the deed of W. H. Brown to Mabel Virginia Morgan contained the following provisions and restrictions upon the use of Lot 1:

> "It is understood and agreed and made a part
> and parcel of this instrument that this
> property is conveyed subject to the provisions
> and restrictions as follows, to-wit: (1) No
> building shall be constructed on the lot within
> 35 feet of the Easley Bridge Road. (2) The
> property shall be used for residential purposes
> only. (3) No residence shall be constructed
> on the described lot costing less than $7500.00.
> (4) The described property shall never be
> rented or sold to any person of any other than
> the Caucasion Race."

5. That thereafter by deed dated March 28, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 719, Page 475, Mabel Virginia Morgan conveyed to J. D. Stargel, Party of the First Part, property described above as Lot 1 and being that property subject to the restrictions imposed by the said W. H. Brown.