

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

WHEREAS, J. B. Ricketts is the owner of a lot located on North Street, Greenville, South Carolina, known as a portion of Lots #3 and 4, Block 11, of Boyce Lawn Addition, a plat of which is recorded in the R. M. C. 's Office for Greenville County in Plat Book "A" at page 179, and

WHEREAS J. H. Dean, now deceased, was formerly the owner of said Lot #3, Block 11, of Boyce Lawn Addition, but conveyed the said lot to W. D. Parrish and T. C. Gower by deed dated August 16, 1910, which deed is recorded in said office in Deeds, Volume 6, at page 186, and

WHEREAS W. D. Parrish and T. C. Gower had previously purchased Lots #4 and 5, Block 11, Boyce Lawn Addition, from T. F. Hunt, Trustee, by deed dated March 16, 1910, and recorded in Deeds, Volume 7, at page 309, and

WHEREAS when the said J. H. Dean conveyed Lot #3, Block 11, to W. D. Parrish and T. C. Gower and when W. D. Parrish and T. C. Gower conveyed to a subsequent purchaser the lot now owned by J. B. Ricketts, which lot consisted of part of Lots #3 and 4, Block 11 (Deed dated March 25, 1911, and recorded in Deeds, Volume 12, Page 40), both of the said deeds contained the following recitals:

"Upon condition however, as a part of the consideration of this deed that neither said purchaser nor its grantees shall erect on said lot a building costing less than \$1500.00 complete, nor within 15 feet from the line of the sidewalk abutting said lot which condition is hereby declared to be a condition subsequent."

WHEREAS none of said parties intended for the title to revert in the event of a breach but these restrictions were intended as building restrictions only for the benefit of the other lot owners, and

WHEREAS W. D. Parrish has since died leaving as his sole devisee under his will, his wife, Nell G. Parrish, and F. W. S. Dean is the brother and the sole heir and distributee at law of the said J. H. Dean, deceased, and

WHEREAS there has been no violation of the building restrictions and it is desired by this instrument to release any right to a reversionary interest and declare these to be building restrictions only.

NOW THEREFORE in consideration of the sum of \$1.00 paid to Nell G. Parrish as sole devisee under the will of W. D. Parrish, deceased, T. C. Gower, and F. W. S. Dean, as the sole heir and distributee at law of J. H. Dean, deceased, they hereby waive, release and quitclaim any right they might have to a reversionary interest in and to the lot owned by J. B. Ricketts, composed of a portion of Lots #3 and 4, Block 11, Boyce Lawn Addition, to the said J. B. Ricketts, his heirs and assigns forever, and the undersigned hereby declares said wording in said deeds to constitute building restrictions only for the benefit of the other lot owners in said subdivision.

Witness our hands and seals this the 5th day of October, 1946.

Witnesses:

Pat Fant, Jr.

Patrick C. Fant

(As to Nell G. Parrish and T. C. Gower)

Robt. D. Moby

Carl L. Gullick, Jr.

(As to F. W. S. Dean.)

Nell G. Parrish

T. C. Gower

F. W. S. Dean