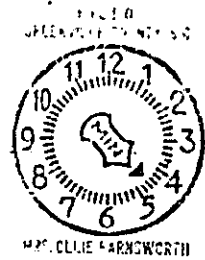


THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.



For True Consideration See Affidavit  
Book 10 Page 166

OCT 24 1947 PM  
P. C. M. C.

KNOW ALL MEN BY THESE PRESENTS, That I, James H. Baxter, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, Dollars to James H. Baxter in hand paid at and before the sealing of these presents by James H. Baxter (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 James H. Baxter

all that piece, parcel or lot of land in -----Greenville-----Township, Greenville-----County, State of South Carolina, in that section known as Block C about two miles north of the City of Greenville on the southeast corner of the intersection of Beacon Street and Berkley Avenue, said lot having the following lines, courses, and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Beacon Street, said pin being the joint front corner of lots numbered twenty-four (24) and twenty-five (25); and running thence along the eastern line of lot twenty-four (24), N. 80-52 .., one hundred and twenty-eight and two tenths (128.2) feet, to an iron pin, joint rear corner of lots twenty-four (24) and twenty-five (25); thence along the rear line of lot one (1), S. 20-45 .., sixty-two and five tenths (62.5) feet to an iron pin on the eastern edge of a five (5) foot sidewalk running along Berkley Avenue; thence along the eastern edge of said sidewalk, S. 80-52 .., one hundred and seventeen (117) feet to an iron pin on the southern edge of a five foot sidewalk running along Beacon Street; thence along the southern edge of said sidewalk, N. 16-30 .., sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-five (25) on Plat of said property recorded in the Office of the Register of Deeds Conveyance for Greenville County in Plat Book 10 at page 25, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of twenty-five years from the date hereof:-

- (1) Said property is to be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house shall be erected thereon nearer the southern edge of said sidewalk running along Beacon Street than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.