

State of South Carolina,

Greenville County

MAR 16 19 10 AM

R.M.C.

Know all Men by these Presents, That Mrs. M. H. Piper

in the State aforesaid,

in consideration of the sum of four hundred no/100 Dollars

to me paid by H. E. Hembree

in the State aforesaid, 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

H. E. Hembree

All that piece, parcel or lot of land in Butler Township, Greenville County, State

of South Carolina, known and designated as Lot No. 16, Block G, in the subdivision known as Fair Heights according to a plat of the same of record in the R.M.C. Office for Greenville County in Plat Book F, Page 257 and having the following metes and bounds, to-wit:

Beginning at a point on the east side of Cumberland Avenue at the northwest corner of Lot No. 17 and running thence along the east side of Cumberland Avenue, N. 31-20 E. 50 feet to corner of Lot No. 15; thence with line of Lot No. 15, S. 58-40 E. 150 feet to the joint corner of Lots Nos. 19 and 20; thence with rear line of Lot No. 19, S. 31-20 W. 50 feet to corner of Lot No. 17; thence with line of Lot No. 17, N. 58-40 W. 150 feet to the beginning corner.

The above described premises are conveyed subject to the following restrictions, covenants and conditions which shall be for the benefit of the adjacent property owners.

1. Said premises shall not be sold, rented or otherwise disposed of to person or persons of African descent.
2. No residence shall be erected on said premises costing less than \$1500.
3. No building shall be erected on said lot near than 25 feet to the front property line.
4. Said premises shall be used exclusively for residential purposes.