

Know All Men by These Presents:

That I, Robert J. Edwards, as Trustee for James M. Edwards in consideration of the sum of Fifteen Hundred and No/100 - - - - - (\$1500.00) - - - - - 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 James H. Wilson, his heirs and assigns:

All that lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the south-eastern side of Super Highway #29, being known and designated as Lot No. 5 on plat of property of James M. Edwards made by R. E. Dalton in April, 1948, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of a 36 foot road and Super Highway #29 and running thence with the right-of-way of Super Highway #29 N. 43-00 E. 100 feet to iron pin at corner of Lot No. 6; thence with line of lot No. 6 S. 47-00 E. 325 feet to iron pin in line of property of James M. Edwards; thence with the line of said property S. 43-00 W. 100 feet to iron pin on 36 foot road; thence with the northeastern side of said 36 foot road N. 47-00 W. 325 feet to iron pin on right-of-way of Super Highway #29, the point of beginning.

It is distinctly understood and agreed that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration thereof and are for the benefit of the grantor and the grantee and other persons owning lots shown on the same plat:

- 1. Said property shall be used exclusively for residential purposes for white people only.
- 2. Said property nor any part thereof shall ever be used, sold, rented or otherwise disposed of to persons of African descent.
- 3. No filling station, trailer camp, tourist camp, or public dance hall shall be constructed upon said property.
- 4. That no dwelling shall be erected upon said lot which costs less than \$10,000.00 but this shall not apply to servants quarters erected on the rear of said lot.
- 5. No house shall be constructed nearer than 65 feet to the right-of-way of Highway No. 29

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.

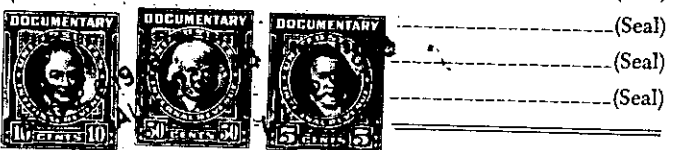
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) successors and assigns Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and 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 25th day of August in the year of our Lord One Thousand Nine Hundred and forty-eight

Signed, Sealed and Delivered in the Presence of

Lucy Holland
J. L. Love

Robert J. Edwards (Seal)
AS TRUSTEE FOR JAMES M. EDWARDS (Seal)



State of South Carolina, }
Greenville County } Personally appeared before me Lucy Holland

and made oath that s he saw the within named grantor(s) Robert J. Edwards, as Trustee for James M. Edwards, sign, seal and as his act and deed deliver the within written deed, and that s he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 25th day of August, A. D. 1948
J. L. Love (Seal)
Notary Public for South Carolina

Lucy Holland

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, 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____ (Seal)
Notary Public for South Carolina