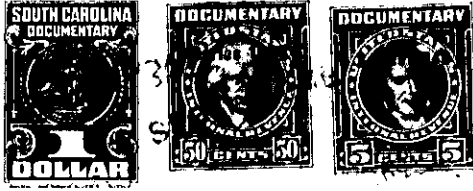


THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville



KNOW ALL MEN BY THESE PRESENTS, That I, Henry J. Covington

in the State aforesaid, in consideration of the sum of Four Hundred Fifty and no/100 Dollars

to me in hand paid at and before the sealing of these presents by Jones E. Garner

(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 Jones E. Garner, his heirs and assigns forever

all that piece, parcel or lot of land in West Gantt Township, Greenville

County, State of South Carolina known and designated as Tract #7 of the Henry J. Covington property, about 4 miles from Greenville and having the following notes and bounds, to-wit:

Beginning at a point in the center of the Staunton Bridge Road, joint corner of lots 6 and 7, and running thence along the joint line of lots 6 and 7, S. 85-30 W. 684 ft to a point, rear joint corner of said lots 6 and 7; thence S. 1-00 W. 57 ft to a stake and corner; thence S. 19 W. 165 ft to the rear joint corner of lots 7 and 8; thence N. 5-30 E. 74 ft to the joint corner of lots 7 and 8 in the center of the Staunton Bridge Rd; thence N. 2-00 E. along the center of the Staunton Bridge Rd. 200 ft to the beginning corner, containing 3.24 acres, more or less.

Plan of the above property is recorded in the R. L. O. Office of Greenville County, S.C. in Plat Book , page 131.

The property is sold subject to the following restrictions:

1. The said land shall be used exclusively for residential purposes only and that the said land shall never be sold, leased, or otherwise disposed to any person who is or partly of African descent.
2. That no dwelling shall be erected on said lot costing less than the sum of 2000.00.
3. That no dwelling shall be erected nearer the front line of said lot than 50 ft, nor nearer than 10 ft from either side line, or nearer than 5 ft from the rear line of said lot.
4. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

253-1-56