

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

RELEASE AND WAIVER OF CONDITIONS

WHEREAS, I, G. B. Lee, did on September 27, 1922, convey to George L. Parker by deed recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 79, at page 333, a lot of land on the Northeast side of Beechwood Avenue, in the City of Greenville, shown as Lot No. 11 on plat of Eastover made by R. L. Dalton, Engineer, July 1920, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at pages 41 and 42, and

WHEREAS, said deed contained the following provisions.

to-wit:

"This conveyance is made upon the following conditions which are part of the consideration for this deed and are hereby declared to be conditions subsequent, to-wit:

- (1) Said property is to be used only for residential purposes and no building shall be erected thereon costing less than \$2,000 or nearer than 25 feet to the inside line of the sidewalk fronting said property.
- (2) This property shall not be sold, leased or in any manner disposed of to persons of African descent", and

WHEREAS, the words "conditions subsequent" were inadvertently and mistakenly used as the undersigned had no intention of creating a conditional limitation upon the title to the said property but intended to create building restrictions which could be enforced by the owners of any lots shown on the plat of Eastover. and

WHEREAS, the said lot of land is now owned by S. S. Ulmer, he having acquired title thereto under deed of Fidelity Federal Savings and Loan Association, dated February 10, 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 209, at page 246.

NOW, THEREFORE, in consideration of the premises and in consideration of the further sum of One (\$1.00) Dollar to me in hand