

DEED TO

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

J. C. B. Martin, attorney

in the State aforesaid,

in consideration of the sum of

Twenty three hundred forty-five (2345)

DOLLARS,

to

me

in hand paid

at and before the sealing of these presents by

M. S. Ellis

(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

M. S. Ellis

All that certain lot of land situate in the city of Greenville, County and State aforesaid, known and designated as lot # 9, Block B, Eagle Park as shown on plat recorded in R. M. C. office for Greenville County, Plat Book C. page 258 and having the following meters and bounds, to wit:

Beginning at an iron pin on the north side of Mills Avenue corner of lot # 8 and running thence with line of lot # 8 N. 12-09 W. 172.8 feet to iron pin in line of lot # 38; thence with line of lots # 38 and 37 N. 89-07 E. 178 feet to an iron pin, corner of lot # 10; thence with line of lot # 10 S. 84-2 E. 162.6 feet to iron pin, Mills Avenue; thence with Mills Avenue S. 82 W. 67 feet to beginning corner.

Subject, however, to the following restrictions, which are a part of the considerations for this deed, and are made for the benefit and protection of the other lots shown on the plat above referred to, which restrictions shall remain for a period of twenty years from the date of this deed.

1 - The property herein conveyed, or any part thereof shall not be sold, rented or otherwise disposed of to negroes.

2 - The said property shall not be used for any unlawful business nor for any purpose which would constitute a nuisance.

3 - The property herein conveyed shall not be recut nor subdivided so as to face any other direction than as shown on said plat.

4 - No building shall be erected upon said property within twenty-five (25) feet of the present line of Mills Avenue.

5 - No building costing less than thirty five <sup>hundred</sup> (\$3,500) dollars shall be erected upon said lot other than out buildings appertaining to a dwelling.

For and in instrument to this deed, see Deed Book 47 page 534.