

Nona H. Squires DEED TO Charles C. Dill

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Nona H. Squires

in the State aforesaid, in consideration of the sum of Two hundred seventy-five \$275.00 DOLLARS, to me in hand paid at and before the sealing of these presents by Charles C. Dill

(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

Charles C. Dill, all that certain lot of land in Greenville Township, Greenville County, South Carolina near the Casley Bridge Road, about 2 1/2 miles west of Greenville Court House, known as Lot No. 70 on plat of Highland Subdivision for J. M. Harris recorded in Plat Book C, Page 146, on the East side of Virginia Avenue, fronting 80 feet on said Virginia Avenue, and running back on Parallel lines 130 feet to property of Jones, West bounded on the North by lot of No. 71, and on the South by lot No. 69, being one of the lots conveyed to me by N. H. Harris and others by deed dated January 28, 1916, and recorded in Book 37, page 761.

subject however to the following terms and conditions which are conditions subsequent: First, that property is not to be sold, rented or otherwise disposed of to persons of African descent. Second, that no liquor, ardent spirits or near berry are to be sold on the property. Third, that no house shall be built on the lot herein described to cost less than six hundred fifty dollars, but any person may use two or three lots, placing one residence thereon.

Fourth, that no building shall be erected nearer the street than 10 feet from the street.

Fifth, that no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth, that the lay out of the lots shown on said plat shall be adhered to; no scheme of facing lots in any other direction than that shown on said plat, shall be permitted.

Seventh, that the grantor reserve the right to lay & place or authorize the laying and placing of electric or other street-car tracks, gas & water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instruments of public utility, on or in any of the streets of said grantor without compensation to any lot owner.

In the event of a violation by the purchaser of the first provision above, the title to the property herein described shall revert to the grantor, except as against lien creditors, and in event of a violation of any of the other provisions above, the grantor shall have the right to enforce the same by proper proceedings.