

The State of South Carolina, }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, THAT I, J. M. Fleming, of Greenville, County,

.....in the State aforesaid,  
.....in consideration of the sum of  
One (31.00) Dollar and love and affection, DOLLARS

to me in hand paid  
at and before the sealing of these presents by Tweetie Fleming,

(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  
Tweetie Fleming, her heirs and assigns forever;

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Greenville Township, in what is known as Sans Souci Villa, according to a Plat recorded in the R. M. C. Office for Greenville County in Plat Book "A", page 510, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Perry Road, at a point 120 feet from Young Street, at corner of Williams lot, and running thence with the line of said Williams lot, in a westernly direction, 156.6 feet to a stake; thence in a line practically parallel with Perry Road, 62 feet in a southernly direction to a stake; thence in an easternly direction along line of lot recently conveyed by me to G. A. Neal and Jones McHinnery, 150 feet, more or less, to a stake on Perry Road; thence with the said Perry Road in a northernly direction, 60 feet to the beginning corner; being a portion of land conveyed to S. D. Patrick by W. W. Collier and A. S. Collier by deed dated May 3, 1921, and recorded in Vol. 69, page 252, R. M. C. Office, and being the eastern portion of lot conveyed to me by said S. D. Patrick by deed dated 25th day of August, 1923 and recorded in Vol. 90, page 134, said R. M. C. Office.

Upon condition, however, and subject to the following restrictions, which are for the benefit of the property owners adjoining said lot:

1. No Dwelling house shall be erected upon said lot, costing less than the sum of Three Thousand Dollars.
2. The dwelling house to be erected upon said lot shall conform with the building line as established by the dwelling house of J. D. Williams.