

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

*A. Mrs. Helmit J. Mitchell*

in the State aforesaid, in consideration of the sum of *Ten Dollars and other valuable con-*  
*siderations* DOLLARS,

to *me* in hand paid at and before the sealing of these presents by

*C. S. Smith*

(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

*C. S. Smith, his heirs and assigns:*  
All that certain tract or lot of land in Greenville Township, State of S.C. and County of Greenville, being known and designated as lot No. 10 only part of the property of the J. J. Jenkinson Estate, as shown by plat recorded in Plat Book N, page 207, R. M. C. Office Greenville County and being more particularly described as following: Beginning at iron pin on the South side of Lanneau Drive and running thence with joint line of lots Nos. 9 & 10 S. 21-44 W. 225.1 feet to and iron pin; thence S. 67-35 E. 65 feet to and iron pin; thence with joint lines of lots Nos 10 & 11 N. 21-44 E. 225.8 feet to iron pin on Lanneau Drive; thence with Lanneau Drive N. 68-16 W. 65 feet to beginning corner and being one of the lots conveyed to me by *Chas. M. Jenkinson et al.*, by deed dated Nov. 17th, 1932, and recorded in deed Book 1168 page 99, R. M. C. Office for Greenville County.

As a part of the consideration, grantee herein agrees to assume and pay one certain note and mortgage now outstanding against this property, in the amount of \$3571.00, dated July 8th, 1935, bearing interest from date at the rate of 7%, payable semi-annually, with \$200.00 per year to be paid on principal, recorded in book 245, page 248.

It is agreed that the building restrictions set forth below are imposed against this lot for the mutual benefit of all owners of this subdivision:

1. No dwelling is to be erected on said lot nearer than 30 feet to Lanneau Drive.
2. No dwelling is to be erected on said lot costing less than \$3000.00.
3. The above lot shall be used for residential purposes only, and shall not be sold, rented, leased, or otherwise disposed of to persons of African descent.