

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Wm. G. Sirrine, of Greenville, S. C.

in the State aforesaid,  
in consideration of the sum of  
Three Hundred and no/100 (\$300.00) DOLLARS

to me in hand paid  
at and before the sealing of these presents by  
Fred E. Wilbanks

(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

Fred E. Wilbanks, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the southeast side of Ackley Street, and being known and designated as Lot No. 3, on plat of the property of L. S. Hand, as recorded in the R. M. C. Office for Greenville County in Plat Book J, at pages 146 and 147, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Ackley Street, at joint corner of Lots 2 and 3, which point is 169 feet from the southwest corner of Ackley street and an unnamed street, and running thence along the line of Ackley Street, S. 65-15 W. 82 feet to an iron pin, thence S. 36-05 E. 203 feet to an iron pin; thence N. 54-03 E. 80 feet to an iron pin, rear corner Lot No. 2; thence N. 36-05 W. 187 feet to the beginning corner.

As a part of the consideration for the within conveyance, and for the benefit of the grantor, grantee and all other purchasers, the following conditions and restrictions shall be deemed as covenants running with the land:

- (1) This property shall not be sold, rented, or otherwise disposed of to persons of African descent;
- (2) No building shall be constructed upon this lot costing less than \$2000.00, garage and servants' quarters excepted;
- (3) No building shall be constructed closer than 30 feet from the street.

State of South Carolina,  
County of Greenville.

Release.

For value received, I, L. S. Hand, the owner and holder of a contract for the purchase of the within described land, dated July 12, 1939, and recorded in the R. M. C. Office for Greenville County in Vol. 215, page 312, do hereby release the within lot from said contract and do hereby expressly authorize the within conveyance.

This the 15th day of February, 1940.

In the presence of:

L. S. Hand (SEAL)

Evelyn Davenport  
Bertha M. Green

State of South Carolina,  
County of Greenville

Probate

Personally appeared before me Evelyn Davenport and made oath that she saw the within named L. S. Hand, sign, seal, and as his act and deed deliver the within written release, and that she with Bertha M. Green witnessed the execution thereof.

Sworn to before me this the 17th day of February, 1940.

Mary Seyle (SEAL)

Evelyn Davenport

Notary Public for South Carolina.

Release recorded February 17, 1940 at 10:57 A. M. #2118 BY: E.G.