

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. F. Putman,

.....in the State aforesaid,  
.....in consideration of the sum of  
Two Hundred and eighty-five and no/100 Dollars

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

R. W. Batson

(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  
R. W. Batson, his heirs and assigns forever:

All that piece, parcel or lot of land in..... Township, Greenville County, State of South Carolina:

and being known and designated as Lot #38 in Buncombe Park, said plat being recorded in plat book M, page 12 for a more complete description of said lot.

This conveyance in subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent.

2. That no building shall be erected on said lots costing less than the sum of \$2,000.00.

3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.

4. That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.

5. That no surface closet nor cess pool shall ever be maintained on said land but only septic tanks or other sanitary sewerage.

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

7. All buildings other than the dwelling shall be erected on rear of lot.