

State of South Carolina,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Lucerne Road Development Company a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Allenville in the State of South Carolina for and in consideration of the sum of Two hundred Seventyfive and no/100 (\$275.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee S. hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

A. C. Brown and Mary M. Brown.

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 197 according to plat of East Lynne Addition made by Dalton & Neves, Engineers, May 1933, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 220, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the west side of Simmons Avenue, joint corner of Lots Nos. 197 and 198, and running thence along the joint line of said lots N. 42-30 W. 222 feet to a point in line of property of H. A. Rouch, joint rear corner of Lots Nos. 197 and 198, thence along the line of said Rouch property N. 36-43 E. 48.6 feet to a point; thence S. 42-30 E. 231.2 feet to a point in the west side of Simmons Avenue; thence along the west side of Simmons Avenue S. 47-30 W. 48 feet to the point of beginning.

This property is conveyed subject to the following building restrictions:-

- (1) No residence shall be built on said lot costing less than \$1,000.00.
- (2) This lot shall never be sold, rented or otherwise disposed of to persons of African descent.
- (3) This lot shall be used for residential purposes only.