

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Clarence C. Vest and Lula Jane Vest

..... in the State aforesaid.
in consideration of the sum of Six Hundred Fifty and No/100 (\$650.00)

..... DOLLARS,

to us paid by Fred F. Cook

in the State aforesaid, (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 F. Cook,

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

lying and being situate near the village of Travelers Rest in the County and State aforesaid on the South side of the Buncombe Road and being known and designated as Lot No. 10 on a plat of "Love Estates", said plat being recorded in the Office of the R. M. C. for Greenville County in Plat Book I at pages 111 and 112, and being more specifically described as follows, to-wit:

BEGINNING at a corner on the South side of the Buncombe Road at joint corners of lots 9 and 10 and running thence S. 37- 14 E. 570 feet to corner on branch; thence down said branch as the line 96 feet to joint corners of lots Nos. 10 and 11; thence along the joint lines of lots Nos. 10 and 11 N. 36-21 W. 541 feet to corner on South side of the Buncombe Road; thence S. 53-39 W. 100 feet to the beginning corner.

This conveyance is made subject to the following reservations and restrictions, to-wit:

- (1) The said property shall never be sold to any person of African descent.
- (2) For a period of ten (10) years from the date of this conveyance said property shall not be used for any business purposes.
- (3) No residences (except for private garages and outbuildings) shall be constructed on said property of less value than Two Thousand (\$2,000.00) Dollars, exclusive of the lot value.
- (4) It is further provided that no residence shall be erected on this lot within fifty (50) feet of the street line.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the sub-division from which the lot herein conveyed is taken.

The Grantor is to pay the taxes for 1945 as the grantee has paid his pro rata share of same for 1945 to the grantor.