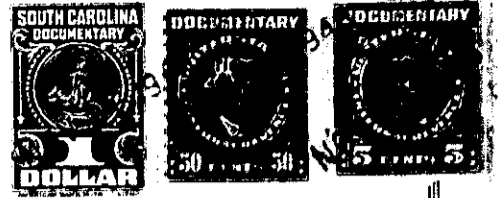


FILED GREENVILLE CO. S. C.

State of South Carolina, Greenville County

NOV 26 8 46 AM 1948

OLLIE FARNSWORTH R.M.C.



Know all Men by these Presents, That I, Oscar F. Baker,

in the State aforesaid,

in consideration of the sum of TWO HUNDRED FIFTY - - - - - Dollars

to me paid by Esley Duncan and Bessie Duncan

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

Esley Duncan and Bessie Duncan

All that piece, parcel or lot of land in Gantt Township, Greenville County, State

of South Carolina, on the East side of Baker Road, about 4-1/2 miles from Greenville County Court House and being known and designated as tract No. 9 according to plat of property of Oscar F. Baker made by J. Coke Smith, Surveyor, August 1946, recorded in office of R. I. C. for Greenville County in Plat Book P, Page 119, and having the following meter and bounds:

BEGINNING at a pin on the east side of said Baker Road, joint corner lots Nos. 9 and 10, plat aforesaid, and running thence with joint line lots 9 and 10 S. 76-00 E. 200 feet; thence N. 4-15 W. 100 feet to joint rear corner lots Nos. 8 and 9, said plat; thence with joint line of said lots Nos. 8 and 9 N. 76-00 W. 200 feet to Baker Road; thence with said Baker Road N. 4-15 E. 100 feet to the point of beginning.

As a part consideration for the within conveyance the following restrictions are imposed on said premises as a covenant running with the title, binding upon the grantees, their heirs and assigns:

1. That the within premises or any part thereof shall not be sold, rented, or otherwise disposed of to a person of African descent.
2. That the premises here in conveyed shall not be resubdivided so as to face on any other street than the street or road as shown on the plat.
3. That no residence shall be constructed on the within premises costing less than \$1750.00.
4. That no surface toilets shall be constructed or permitted upon the premises and all residences shall be equipped with sanitary plumbing, with septic tanks, approved by the County Health authorities.

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