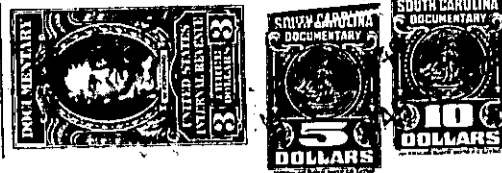


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH R.H.C.



Know All Men by These Presents:

That I, Martha E. Knight, in the State aforesaid, in consideration of the sum of Seven-Thousand, Two-Hundred Fifty & No/100 (\$7,250.00) DOLLARS,

to the grantor(s) in hand paid at and, before the sealing of these presents by the grantee(s) (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

Oscar Jones Reece, Jr., All that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being near the city of Greenville, in the county of Greenville, State of South Carolina, being known and designated as lot #19, Block G, of the Ethel Y. Perry Estate, as per plat made by W. J. Riddle and recorded in Plat Book "Q", at Page 26 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of a 5 foot sidewalk running along Ethelridge Avenue, joint/corner of lots # 18 and 19, and running thence along the Western line of lot # 18, S. 5-35 E. 165 feet to an iron pin, joint rear corner of lots # 18 and 19; thence along the Northern line of lot No. 21, S. 84-28 W. 60 feet to an iron pin; thence N. 5-35 W. 165 feet to an iron pin on the Southern edge of sidewalk running along Ethelridge Avenue; thence N. 84-28 E. along the Southern edge of saidwalk 60 feet to the point of beginning.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and should be effective for a period of 25 years from the date hereof.

- 1. Said property is to be used for residential purposes only.
2. No residence is to be built thereon at a cost of less than \$3,000.00, with the exception that the Grantee may erect a garage apartment on the rear of said lot to cost not less than \$500.00.
3. No residence is to be built thereon nearer the Southern edge of said sidewalk running along Ethelridge Drive than 20.
4. Said property shall not be sold to any person of African descent.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

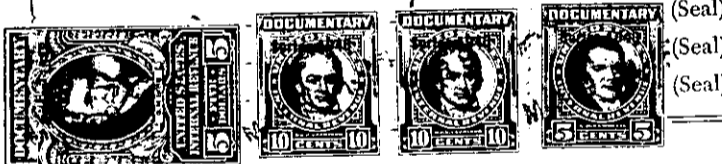
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 9th day of March in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

Rachel D. Trotter
Edward Ryan Hamer

Martha E. Knight (Seal)



State of South Carolina, Greenville County

Personally appeared before me Rachel D. Trotter

and made oath that she saw the within named grantor(s) Martha E. Knight, sign, seal and as her act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 9th day of March, A. D. 19 49.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Rachel D. Trotter

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (GRANTOR-WOMAN)

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 9th day of March 19 49 at 12:29 P.M. No. #5135 169-7-3