

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Perry, Trustee, of the County of Greenville,

in the State aforesaid,  
in consideration of the sum of  
One dollar (\$1.00) and other valuable considerations between the parties

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

(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

Bessie C. Gilmer, the following described lot of land on Rogers Avenue in that section of Greenville County known as Sans Souci, about two miles north of the City of Greenville near the New Buncombe Road, the said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern side of a six (6) foot sidewalk running along Rogers Avenue, and running thence along said Rogers Avenue with the southern edge of said sidewalk, N. 83-55 E. fifty (50) feet to an iron pin, corner of lots numbered thirty (30) and thirty-one (31); thence along the line of lot numbered thirty-one (31), S. 5-50 E. one hundred and fifty (150) feet to an iron pin, rear corner of lots numbered thirty (30) and thirty-one (31); thence S. 83-55 W. fifty (50) feet to an iron pin, rear corner of lots numbered twenty-nine (29) and thirty (30); thence along the line of lot numbered twenty-nine (29), N. 5-50 W. one hundred and fifty (150) feet, to an iron pin, the beginning corner, the said lot being known and designated as lot numbered thirty (30) on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part of this deed.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of twenty (20) years from the date hereof:-

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the southern edge of said sidewalk running along Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said property at a cost of less than two thousand dollars (\$2,000.00).
4. Said property is not to be sold to any person of African descent.