TITLE TO REAL ESTATE.—G.T. 201

43306 PROVENCE-JARRARD CO.—GREENVILLE

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 three hundred and seventy five ($375.00) DOLLARS to me in hand paid at and before the sealing of these presents by J. Hudson Williams (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 J. Hudson Williams, the following lots, pieces, or parcels of land on McMakin Drive in that section known as Sans Souci, about three miles north of the City of Greenville, near the New Buncombe Road, the same being known and designated as lot numbered ninety-five (95) and one half of lot numbered ninety-six (96), as shown on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 32, which plat is hereby referred to and made a part of this deed, the said lot and one half having the following lines, courses and distances, to-wit:-

Beginning at an iron pin at the northeastern intersection of McMakin Drive and King Street, on the eastern edge of a six foot sidewalk running along King Street and the northern edge of a six foot sidewalk running along McMakin Drive; thence along the eastern edge of said sidewalk running along King Street, N. 10-17 W., one hundred and fifty (150) feet, to an iron pin; thence N. 79-28 E. seventy-five (75) feet to an iron pin in the middle of lot numbered ninety-six (96); thence S. 10-17 E. one hundred and fifty (150) feet, to an iron pin on the northern edge of said sidewalk running along McMakin Drive, in the middle of lot numbered ninety-six (96); thence along the northern edge of said sidewalk running along McMakin Drive, S. 79-28 W. seventy-five (75) feet to an iron pin, the beginning corner.

Said property is sold subject to the following restrictions which constitute a part of the consideration therefor and shall be effective for a period of twenty-five (25) 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 property at a cost of less than two thousand dollars ($2,000.00).
3. No house is to be erected on said property nearer the sidewalk running along McMakin Drive than twenty (20) feet.
4. The property is not to be sold to any person of African descent.