

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Ben F. Perry, of the County of Greenville

in the State aforesaid,  
in consideration of the sum of  
Three hundred and fifty (\$350.00)-- Dollars

to me in hand paid  
at and before the sealing of these presents by Joe T. Elrod

(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  
Joe T. Elrod

all that certain piece, parcel or lot of land in that section of Greenville County known as  
Sans Souci on Rogers Avenue about three 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 a six (6) foot sidewalk running along Rogers Avenue, joint cor-  
ner of lots numbered fifty-one (51) and fifty-two (52), thence along the southern side of said  
sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint front corner of lots numbered  
fifty-two (52) and fifty-three (53); thence with the line of lot numbered fifty-three (53),  
S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered  
fifty-two (52) and fifty-three (53); thence S. 79-28 W. fifty (50) feet, to an iron pin, joint  
rear corner of lots numbered fifty-two (52) and ~~fifty-three (53); thence S. 79-28 W. fifty (50)~~  
~~feet, to an iron pin, joint rear corner of lots numbered fifty-two (52) and fifty-one (51);~~  
thence with the line of lot numbered fifty-one (51), N. 10-17 W. one hundred and fifty (150)  
feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered  
fifty-two (52) 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 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 lot nearer the sidewalk on Rogers Avenue than twenty-  
(20) feet.
3. No residence is to be erected on said property at a cost of less than two thousand  
( \$2,000.00).
4. Said property is not to be sold to any person of African descent.