

TITLE TO REAL ESTATE—G.T. 101

STATE OF SOUTH CAROLINA,
Greenville County }

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

_____ in the State aforesaid,
_____ in consideration of the sum of
ten dollars and other valuable consideration _____

to me _____ in hand paid
at and before the sealing of these presents by
E. Walter Hall, and Francis G. Hall,

(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
E. Walter Hall, and Francis G. Hall,

All that piece, parcel or lot of land in Greenville _____ Township, Greenville County, State of South Carolina.

in that section known as Sans Souci about three miles north of the city of Greenville, on Rogers Avenue, the same being the western half of lot numbered forty (40), 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 33, the said half of lot having the following lines, courses and distances:

Beginning at an iron pin, the joint corner of lots numbered thirty-nine (39) and forty (40), and running thence along the southern edge of a six foot sidewalk along Rogers Avenue, N. 79-28 E. twenty-five (25) feet, to an iron pin, thence S. 10-17 E. one hundred and fifty (150) feet, to an iron pin; thence S. 79-28 W. twenty-five (25) feet, to an iron pin, rear joint corner of lots numbered thirty-nine (39) and forty (40); thence along the line of lot numbered thirty-nine (39), N. 10-17 W., one hundred and fifty (150) feet, to an iron pin, the beginning corner, reference being hereby had to said plat which is hereby made a part hereof.

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-five years from the date hereof:-

Said lot is to be used for residential purposes only.

No house is to be built nearer the sidewalk running along Rogers Avenue than thirty (30) feet.

No house is to be erected thereon at a cost of less than two thousand dollars (\$2,000.00)

The property is not to be sold to any person of African descent.

Plat I '33