

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }  
Greenville County }

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

in the State aforesaid,  
in consideration of the sum of  
ten (\$10.00) Dollars and other valuable considerations ~~xxDollarsxx~~

to me in hand paid  
at and before the sealing of these presents by  
Ben F. Perry,

(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  
Ben F. Perry

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 Blue Ridge Drive, the said lot being known and designated as lot numbered eighty-two (82) on Plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 95, which plat is hereby referred to and made a part of this deed, said lot having the following lines, courses and distances:-

Beginning at an iron pin, joint front corner of lots numbered eighty-one (81) and eighty-two (82), on the northern edge of a five foot sidewalk running along Blue Ridge Drive, thence along the eastern line of lot numbered eighty-one (81), N. 5-47 W., one hundred and fifty four (154) feet, to an iron pin, rear corner of lots numbered eighty-one (81) and eighty-two (82); thence N. 83-55 E., sixty (60) feet, to an iron pin, rear corner of lots Numbered eighty-two (82) and one (1); thence along the western line of lot numbered one (1), S. 5-47 E. one hundred and fifty-seven and forty one hundredths (157.40) feet, to an iron pin on the northern edge of said sidewalk running along Blue Ridge Drive, the same being the joint front corner of lots numbered eighty-two (82) and one (1); thence along the northern edge of said sidewalk, S. 87-37 W., sixty (60) feet to an iron pin, the beginning corner.

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:-

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the northern edge of sidewalk running along Blue Ridge Drive than twenty feet.
3. No house is to be erected on said lot at a cost of less than two thousand, five hundred dollars.
4. Said property is not to be sold to any person of African descent.