

STATE OF SOUTH CAROLINA, }
Greenville County.

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
ten dollars and other valuable considerations Dollars

to mein hand paid
at and before the sealing of these presents by.....

R. L. Ellison and Eleanor Power Ellison

(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
R. L. Ellison and Eleanor Power Ellison

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

in that section known as Sans Souci, about three miles north of the City of Greenville, on McMakin Drive near the New Buncombe Road, the said lot being known and designated as lot numbered sixty-one (61) 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, which plat is hereby referred to and made a part hereof, the said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin, joint corner of lots numbered sixty-one (61) and sixty-two (62), on the southern side of a six foot sidewalk running along McMakin Drive, and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint front corner of lots numbered sixty (60) and sixty-one (61); thence along the line of lot numbered sixty (60), S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered sixty (60) and sixty-one (61); thence S. 79-28 W., fifty (50) feet, to an iron pin, rear joint corner of lots numbered sixty-one and sixty two (62); thence along the line of lot numbered sixty-two (62), N. 10-17 W., one hundred and fifty (150) feet, to an iron pin, the beginning corner, the said lot being known and designated as lot numbered sixty-one (61) on plat above referred to.

Said lot of land 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 southern edge of the sidewalk running along McMakin Drive then twenty (20) feet.
3. No residence is to be erected thereon at a cost of less than two thousand dollars (\$2,000.00).
4. The property is not to be sold to any person of African descent.