TITLE TO REAL ESTATE—G.T. 201 WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381—2-6-42

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 ($10.00), Dollars to me in hand paid at and before the sealing of these presents by Louise Virginia Simmons (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 Louise Virginia Simmons,

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

All that certain piece, parcel or lot of land on Rogers Avenue in that Section of Greenville County known as Sans Souci, about three miles from the city of Greenville, said lot being known and designated as lot numbered thirteen (13) 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 lot having the following lines, courses and distances, to wit:-

BEGINNING at an iron pin on the northern edge of a six foot sidewalk running along said Rogers Avenue, joint corner of lots numbered fourteen (14) and thirteen (13), and running along the northern edge of said sidewalk, S. 79-28 W. fifty (50) feet to an iron pin, joint front corner of lots numbered thirteen (13) and twelve (12); thence along the line of lot numbered twelve (12), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, rear corner of lots numbered twelve (12) and thirteen (13); thence N. 79-28 E. fifty (50) feet, to an iron pin, joint rear corner of lots numbered thirteen (13) and fourteen (14); thence along the line of lot numbered fourteen (14), S. 10-17 E. one hundred and fifty (150) feet to an iron pin, the beginning corner, said lot being known as designated as lot numbered thirteen (13) on said plat.

The 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 (25) years from the date hereof:-

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the northern edge of said sidewalk running along Rogers Avenue that twenty feet.
3. That no house is to be built thereon at a cost of less than two thousand dollars.
4. That said property is not to be sold to any person of African descent.