

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 ~~XXXXXX~~

to me in hand paid
at and before the sealing of these presents by
J. Hugh Burns,

(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
J. Hugh Burns,

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 two miles north of the City of Greenville, on Rogers Avenue near the New Buncombe Road, the said lot having the following lines, courses, and distances, to-wit:-

Beginning at an iron pin on the southern side of a five foot sidewalk running along said Rogers Avenue, joint front corner of lots numbered forty-eight (48) and forty-nine (49), and running thence along said sidewalk, N. 79-28 E., fifty (50) feet, to an iron pin, joint front corner of lots numbered forty-nine (49) and fifty (50); thence along the line of lot numbered fifty (50), S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, rear joint corner of lots numbered forty-nine (49) and fifty (50); thence S. 79-28 W. fifty (50) feet, to an iron pin, rear joint corner of lots numbered forty-eight (48) and forty-nine (49); thence along the line of lot numbered forty-eight (48), 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 forty-nine (49) on Plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

And also small triangular shaped piece of property on the Perry Road between lots twenty-four (24) and twenty-five (25), having the following lines, courses and distances:-

Beginning at an iron pin the same being the southwest corner of the lot heretofore sold to J. Hugh Burns known as lot numbered twenty-four (24) on Blue Ridge Drive, and running thence along the line of the Burns lot, S. 44-10 E., fifty-two and one tenth (52.1) feet, to an iron pin on the northern edge of a five foot sidewalk running along Perry Road, corner of the Burns lot; thence along the northern edge of said sidewalk, S. 44-10 W., sixty-two and seven tenths (62.7) feet, more or less, to the corner of lot numbered twenty-five (25); thence along the line of lot numbered twenty-five (25), N. 2-25 W., to 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 thereof and shall be effective for a period of twenty-five years from the date hereof:-

1. Said lots are to be used for residential purposes only.

No house is to be erected on said lots nearer than twenty (20) feet of the sidewalks running in front of said lots.

3. No house is to be erected thereon at a cost of less than two thousand five hundred dollars (\$2,500.00).

4. Said lots are not to be sold to any person of African descent.