

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.....

A. E. Cobb

(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  
A. E. Cobb,

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, said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin at the northeast corner of the intersection of Harrison Street and the Perry Road, the said pin being on the eastern edge of a five foot sidewalk running along Harrison Street, and the northern edge of a five foot sidewalk running along the Perry Road, and running thence along the said sidewalk on Harrison Street, N. 22-38 W., two hundred and eight and five tenths (208.5) feet, to an iron pin, the front corner of lot numbered twenty-four (24); thence along the line of lot numbered twenty-four (24), N. 67-58 E., sixty-four (64) feet to an iron pin; thence S. 28-02 E., forty-eight and nine tenths (48.9) feet, to an iron pin; thence along the western line of lot numbered twenty-two (22) S. 21-02 E. one hundred and thirty (130) feet to an iron pin on the northern edge of said sidewalk running along the Perry Road, said pin being the joint front corner of lots Numbered twenty-one (21) and twenty-two (22); thence along the northern edge of said sidewalk, S. 43-12 W. seventy-five (75) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-one (21), and the front part of lot numbered twenty-three (23), as shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book K, at page 303, which plat is hereby referred to and 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:-

(1) Said property is to be used for residential purposes only.

(2) No house is to be built thereon at a cost of less than three thousand dollars (\$3,000.00).

(3) No house is to be built thereon nearer the northern edge of said sidewalk running along the Perry Road than twenty (20) feet.

(4) Said property is not to be sold to any person of African descent.