

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, ~~xxxxxxx~~

to me in hand paid
at and before the sealing of these presents by
Mary Young Watkins,

(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
Mary Young Watkins,

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 the corner of Paris Mountain Avenue and Beacon Street, said lot having the following lines, courses and distances, to-wit:-

Beginning at an iron pin on the southern edge of a five foot sidewalk running along Paris Mountain Avenue, and the western edge of a five foot sidewalk running along Beacon Street, and running thence along the western edge of said sidewalk running along Beacon Street, S. 5-35 E. one hundred and sixty two and five thenths (162.5) feet to an iron pin; joint rear corner of Lots numbered twelve and twenty-one (21); thence along the rear line of lot numbered twelve (12), S. 80-00 W. sixty (60) feet, to an iron pin, joint rear corner of lots numbered twenty (20) and twenty-one (21); thence along the line of lot numbered twenty (20), N. 5-59 W., one hundred and sixty six and nine tenths (166.9) feet, to an iron pin on the southern edge of said sidewalk running along Paris Mountain Avenue, joint front corner of lots numbered twenty (20) and twenty-one (21); thence along the southern edge of said sidewalk, N. 84-28 E., sixty (60) feet, to an iron pin, the beginning corner; said lot being known and designated as lot numbered twenty-one (21) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 150, 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 erected nearer the southern edge of said sidewalk on Paris Mountain Avenue than twenty (20) feet.
4. Said property is not to be sold to any person of African descent.