

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. Brown**

(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. Brown

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 on the eastern edge of a five foot sidewalk running along Belmont Avenue, and the northern edge of a five foot sidewalk running along Paris Mountain Avenue, the same being at the intersection of Belmont Avenue and Paris Mountain Avenue, and running thence along the eastern edge of said sidewalk on Belmont Avenue, N. 5-50 W., one hundred and six (106) feet, to an iron pin, joint corner of lots numbered forty-three (43) and forty-four (44); thence with the line of lot numbered forty-three (43), seventy (70) feet, to an iron pin, joint rear corner of lots numbered forty-four (44) and forty-five (45); thence with the line of lot numbered forty-five (45) S. 5-50 E., one hundred and two (102) feet, to an iron pin on the northern edge of said five foot sidewalk running along Paris Mountain Avenue; joint front corner of lots numbered forty-four (44) and forty-five (45); thence along the northern edge of said sidewalk, S. 84-28 W., seventy (70) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered forty-four (44) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" at page 45, which plat is hereby referred to and made a part of this deed.

Said property is in a restricted district and is sold subject to the following restrictions which constitute a part of the consideration 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 erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) No outbuildings are to be erected on the rear thereof nearer than twenty (20) feet of the western edge of said sidewalk running along Belmont Avenue.
- (5) Said property is not to be sold to any person of African descent.