

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

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

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

(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 Cox,

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

in that section of Greenville County known as Sans Souci about two miles north of the City of Greenville, said lot being on the southwest corner of the intersection of McMakin Drive and the New Buncombe Road, and having the following lines, courses and distances, to wit:

Beginning at an iron pin on the right-of-way of the New Buncombe Road, said pin being the joint front corner of lots numbered fifty-seven (57) and fifty-eight (58); and running thence along the right-of-way of the New Buncombe Road, N. 35-17 W., eighty-five and six tenths (85.6) feet, to an iron pin on the southern edge of a five foot sidewalk running along McMakin Drive; thence along the southern edge of said sidewalk, S. 79-28 W., one hundred and thirty-nine (139) feet, to an iron pin; thence S. 10-17 E. seventy-five (75) feet, to an iron pin; thence along the northern line of lot numbered fifty-seven (57) to the beginning corner, said lot being known and designated as lot numbered fifty-eight (58) according to plat 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.

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 residence is to be built thereon at a cost of less than three thousand dollars (\$3,000.00)
3. Said property is sold subject to the easement of the South-Carolina-Highway-Department to beautify a fifty (50) foot strip along said highway.
4. Said property is not to be sold to any person of African descent.