

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 Dollars

to me in hand paid
at and before the sealing of these presents by Wm. Grady Nicholson,

(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
Wm. Grady Nicholson,
those s s s
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 lots having the following lines, courses and distances, to wit:-

Beginning at an iron pin on the eastern edge of a five (5) foot sidewalk running along Belmont Avenue, and the southern edge of a five foot sidewalk running along McMakin Drive, the said pin being at the southeast corner of the intersection of McMakin Drive and Belmont Avenue, and running thence along the southern edge of said sidewalk on McMakin Drive, N. 83-55 E., one hundred (100) feet, to an iron pin, joint front corner of lots numbered seventy-eight (78) and seventy-nine (79); thence along the line of lot numbered seventy-eight (78), S. 5-50 E., one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered seventy-eight (78) and seventy-nine (79); thence along the rear lines of lots numbered one (1) and two (2) facing Rogers Avenue, S. 83-55 W., one hundred (100) feet, to an iron pin on the eastern edge of a five (5) foot sidewalk on Belmont Avenue, the rear western joint corner of lots numbered one (1) facing Rogers Avenue, and number eight (80) facing McMakin Drive; thence along the eastern edge of said sidewalk on Belmont Avenue, N. 5-50 W., one hundred and fifty (150) feet to an iron pin, the beginning corner, said lots being lots numbered seventy-nine (79) and eighty (80), as shown 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 made a part hereof; and also that piece of land next to lot one hundred and twenty-four (124), in the rear of lot now owned by Grady Nicholson facing Rogers Avenue, with the following lines, courses and distances:-

Beginning at an iron pin on the western line of lot numbered one hundred and twenty-four (124), and running thence with said line S. 4-58 E., ninety and sixty-five hundredths (90.65) feet, to an iron pin; thence S. 83-55 W., seventy-eight (78) feet, to an iron pin, corner of the lot heretofore sold to D. A. Huff; thence along the line of the Huff lot, N. 5-50 W., eighty-nine and four tenths (89.4) feet, to an iron pin; thence N. 83-55 E., seventy-eight (78) feet, to an iron pin, the beginning corner, said lot being shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 32, which plat is hereby 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 (25) years from the date of this deed:-

- (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 two thousand dollars (\$2,000.00)
- (3) No residence is to be erected thereon nearer than twenty (20) feet of the southern edge of said sidewalk running along McMakin Drive, as to lots seventy-nine (79) and eighty (80) on McMakin Drive.
- (4) said lots are not to be sold to any person of African descent.