

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hest 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 Mrs. Pearl McMakin

(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
Mrs Pearl McMakin

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

on McMakin Drive about two miles north of the City of Greenville in that section known as Sans Souci, the said lots having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along McMakin Drive, said pin being the joint front corner of lots numbered seventy (70) and seventy-one (71), and running thence along the line of lot numbered seventy (70), S. 10-17 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots seventy (70) and seventy-one (71); thence along the rear line of lots eight (8), nine (9), and ten (10) facing Rogers Avenue, S. 79-28 W., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots seventy-three (73) and seventy-four; thence along the line of lot numbered seventy-four (74), N. 10-17 W., one hundred and fifty (150) feet to an iron pin on the southern edge of said sidewalk running along McMakin Drive, said pin being the joint front corner of lots seventy-three (73) and seventy-four (74); thence along the southern edge of said sidewalk on McMakin Drive, N. 79-28 E., one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered seventy-one (71), seventy-two (72) and seventy-three (73), 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 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 (25) 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 thereon nearer the southern edge of said sidewalk running along McMakin Drive that twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.