

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

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.....
.....
..... 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

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 Paris Mountain Avenue, between Beacon Street and the Franklin Road, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered twenty (20) and twenty-one (21), and running thence along the western line of lot numbered twenty-one (21), S. 5-59 E. one hundred and sixty-six and nine tenths (166.9) feet, to an iron pin, joint rear corner of lots numbered twenty (20) and twenty-one (21); thence along the rear line of lot numbered eleven (11), S. 80-00 W., sixty (60) feet to an iron pin, joint rear corner of lots numbered nineteen (19) and twenty (20); thence along the eastern line of lot numbered nineteen (19), N. 6-01 W., one hundred and seventy-one and one tenth (171.1) feet, to an iron pin on the southern edge of said sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered nineteen (19) and twenty (20); thence N. 84-28 E., sixty (60) feet, along the southern edge of said sidewalk to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty (20) 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 (25) 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) No house is to be built nearer the southern edge of said sidewalk running along Paris Mountain Avenue, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.