

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 (\$10.00) and other valuable considerations
....., Dollars

to mein hand paid
at and before the sealing of these presents by H. J. Blackwell

(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
H. J. Blackwell

All that piece^s/parcels^s for lot^s 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 the northeastern corner of the intersection of Ethelridge Drive and Beacon Street, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Ethelridge Drive, and the eastern edge of a five foot sidewalk running along Beacon Street, and running thence along the eastern edge of said sidewalk on Beacon Street, N. 5-35 W. one hundred and two and five tenths (102.5) feet, to an iron pin, joint corner of lots numbered three (3) and four (4); thence along the southern line of lot numbered three (3), N. 84-28 E. one hundred and twelve and five tenths (112.5) feet to an iron pin, joint rear corner of lots numbered three (3) and five (5); thence along the western line of lot numbered six (6), S. 5-35 E. One hundred and two and five tenths (102.5) feet to an iron pin on the northern edge of said sidewalk running along Ethelridge Drive, joint front corner of lots numbered five (5) and six (6); thence along the northern edge of said sidewalk on Ethelridge Drive, S. 84-28 W. one hundred and twelve and five tenths (112.5) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered four (4) and five (5) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" 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 residence 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 than twenty (20) feet of the northern edge of said sidewalk running along Ehtelridge Drive.
4. No garage is to be erected on lot four nearer than twenty(20) feet of the eastern edge of said sidewalk running along Beacon Street.
5. Said property is not to be sold to any person of African descent.