

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

~~XXXXXX~~

to mein hand paid
at and before the sealing of these presents by

W. W. Hopkins

(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

W. W. Hopkins

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

At the south eastern corner of the intersection of Paris Mountain Avenue and Belmont Avenue in that section known as Sans Souci, about two miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five foot sidewalk running along Paris Mountain Avenue, and the eastern edge of a five (5) foot sidewalk running along Belmont Avenue, thence along the southern edge of said sidewalk on Paris Mountain Avenue, N. 83-58 E., seventy-five and three tenths (75.3) feet, to an iron pin, joint front corner of lots numbered thirty-one (31) and thirty-two (32); thence along the western line of lot thirty-two (32), S. 6-02 E. one hundred and ten (110) feet, to an iron pin, joint rear corner of said lots thirty-one (31) and thirty-two (32); thence with the rear line of lots twenty-eight (28) and twenty-nine (29), S. 83-08 W. seventy-six and eight tenths (76.8) feet, to an iron pin on the eastern edge of said sidewalk running along Belmont Avenue; thence along the eastern edge of said sidewalk, N. 5-11 W., one hundred and ten (110) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirty-one (31) 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 house is to be built thereon at a cost of less than three thousand dollars (\$3,000.00)
- (3) No house is to be built thereon 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.