

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

~~XXXXX~~

to me in hand paid  
at and before the sealing of these presents by Henry B. McKoy Company

(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  
Henry B. McKoy Company

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 Ethelridge Drive, between Beacon Street and the Franklin Road, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) footsidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered eleven (11) and twelve (12), and running thence along the northern edge of said sidewalk, S. 77-55 W. sixty (60) feet, to an iron pin, joint front corner of lots numbered ten (10) and Eleven (11); thence with the eastern line of lot numbered ten (10), N. 5-36 W., one hundred and sixty-six and nine tenths (166.9) feet, to an iron pin, joint rear corner of said lots ten (10) and eleven (11); thence with the rear line of lot numbered twenty (20), N. 80-00 E., sixty (60) feet, to an iron pin, joint rear corner of lots eleven (11) and twelve (12); thence with the western line of lot numbered twelve (12), S. 5-33 E., one hundred and sixty-four and seven tenths (164.7) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered eleven (11) 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 constitutes 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 erected thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.