

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

to me in hand paid
at and before the sealing of these presents by Florence Kilgore Childers

(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
Florence Kilgore Childers

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

on the New Buncombe Road in the Sans Souci Section of Greenville County 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 right-of-way of the New Buncombe road two hundred and thirteen (213) feet from an iron pin at the intersection of the New Buncombe Road and Crestwood Drive, said iron pin being the joint front corner of lots numbered two (2) and three (3), and running thence along the northern line of lot numbered two (2), N. 42-10 E. one hundred and seventy-six (176) feet, to an iron pin, joint rear corner of lots two (2) and three (3); thence N. 17-30 W. fifty (50) feet to an iron pin; thence S. 51- W. one hundred ninety one and eight tenths (191.8) feet to an iron pin on the right-of-way of the New Buncombe Road; thence along the said right-of-way S. 39-10 E., seventy-five (75) feet to an iron pin the beginning corner, said lot being known and designated as lot numbered three (3) on plat of said property recorded in the Office of the Register of Mesne Conveyance in Plat Book "B" at page 71, which plat is hereby referred to and made a part hereof.

Said lot 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 erected thereon nearer the right-of-way of the New Buncombe Road than fifty (50) feet.
3. No residence is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00)
4. Said property is sold subject to the right of the South Carolina Highway Department to beautify fifty (50) feet in the front thereof along said New Buncombe Road.
5. Said property is not to be sold to any person of African descent.