

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

Richard F. Cobb

(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

Richard F. Cobb,

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

on the Perry Road between Blue Ridge Drive and the New Buncombe Road in that section of Greenville County 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 northern edge of a five (5) foot sidewalk running along the Perry Road, said pin being the joint front corner of lots numbered twenty-one (21) and twenty-two (22), thence with the line of lot twenty-one (21), N. 21-02 W. one hundred and thirty (130) feet to an iron pin, rear corner of lots twenty-one (21) and twenty-two (22); thence N. 48-02 W. forty-eight and nine tenths (48.9) feet to an iron pin, in southern line of lot numbered twenty-four (24); thence with the southern line of lot twenty-four (24), N. 67-58 E., forty-six (46) feet, to an iron pin, rear corner of lot twenty-four (24) and in western line of Harrison lot; thence along the western line of Harrison lot, S. 30-0 E. one hundred and fifty two and six tenths (152.6) feet, to an iron pin on the northern edge of said sidewalk running along the Perry Road, said pin being the joint corner of the Harrison lot and lot twenty-two (22); thence along the northern edge of said sidewalk, S. 43-12 W. 67.7 feet to an iron pin the beginning corner, said lot being known and designated as lot numbered twenty-two (22), and the rear portion of lot numbered twenty-three (23), as shown on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 303, 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 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 thereon nearer the northern edge of said sidewalk running along the Perry Road than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.