

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Hext M. Perry, Trustee, of the County of Greenville

in the State aforesaid,
in consideration of the sum of
ten dollars and other valuable considerations

to me in hand paid
at and before the sealing of these presents by Eugene Burns

(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
Eugene Burns

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, said lot being at the corner of Dukeland Drive and the New Buncombe Road, and having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five foot sidewalk running along Dukeland Drive at its intersection with the New Buncombe Road, and running thence with the right-of-way of the New Buncombe Road, S. 39-10 E., sixty (60) feet, more or less, to an iron pin, joint front corner of lots numbered seven (7) and eight (8); thence with the northern line of lot numbered seven (7), S. 50-50 W., two hundred (200) feet, to an iron pin, joint rear corner of said lots seven (7) and eight (8); thence thence N. 39-10 W., seventy-eight (78) feet, to an iron pin on the southern edge of said sidewalk running along Dukeland Drive; thence along the southern edge of said sidewalk, N. 56-40 E., two hundred (200) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered eight (8) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 144, which plat is hereby referred to and made a part hereof;

Said property is sold subject to the Southern Carolina Highway Commission's easement to beautify fifty (50) feet along said Highway in the front of said lot.

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 built thereon at a cost of less than four thousand dollars (\$4,000.00)
- (3) No residence is to be built thereon nearer than fifty (50) feet of the right-of-way of the New Buncombe Road.
- (4) No outbuilt is to be built at the rear of said lot nearer than thirty (30) feet of the southern edge of said sidewalk running along Dukeland Drive.
- (5) Said property is not to be sold to any person of African descent.