

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

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.....  
.....

..... 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 Roy Cannon

(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  
Roy Cannon

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 Newland Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the eastern edge of a five (5) foot sidewalk running along Newland Avenue, joint front corner of lots numbered fifty (50) and fifty-one (51); thence along the eastern edge of said sidewalk, N. 5-50 W., fifty (50) feet, to an iron pin, joint corner of lots numbered thirty-seven (37) and fifty (50); thence with the rear lines of lots numbered thirty-six (36) and thirty-seven (37), N. 87-37 E., one hundred and twenty-five (125) feet, to an iron pin, joint rear corner of lots numbered thirty-six (36) and fifty (50); thence with the western line of lot numbered thirty-five (35), S. 5-50 E., fifty (50) feet, to an iron pin, joint rear corner of lots fifty (50) and fifty-one (51); thence with the northern line of lot numbered fifty-one (51), S. 87-37 W., one hundred and twenty-five (125) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifty (50) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "O" at page 45, 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 thereof, 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 two thousand five hundred dollars (\$2,500.00)
- (3) No house is to be built thereon nearer the eastern edge of said five (5) foot sidewalk running along Newland Avenue, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) Said property is sold subject to the easement of the Parker Water and Sewer District to maintain a sewer line under the north western corner of said property.