

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 and other valuable considerations,

to me in hand paid  
at and before the sealing of these presents by  
J. B. Hall and R. E. Cox

(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  
J. B. Hall an undivided two thirds (2/3) interest and the said R. E. Cox an undivided one  
third (1/3) interest, in all those  
pieces/parce/ 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 the Perry Road and Brockman Avenue between Newland Avenue, also known as Gould Street, and Ethelridge Drive, said lots being known and designated as Lots numbered fifteen (15), sixteen (16), seventeen (17), eighteen (18) and nineteen (19), on the Perry Road, and lots numbered twenty (20), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24) and twenty-five (25), on Brockman Avenue, as shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" at page 33, which plat is hereby referred to for the lines, courses and distances of said lots 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 built thereon nearer than twenty (20) feet of the northern edge of the five (5) foot sidewalk running along the Perry Road, and nearer than twenty (20) feet of the southern edge of the five (5) foot sidewalk running along Brockman Avenue.
- (4) Said property is not to be sold to any person of African descent.