

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I, Hext M. Perry, Trustee, of the County of Greenville,

KNOW ALL MEN BY THESE PRESENTS, That

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

to **me**in hand paid
at and before the sealing of these presents by **J. S. Smith and Ibera Q. Smith,**

(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. S. Smith and Ibera Q. Smith

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

**on Ethelridge Drive between Beacon Street and Belmont Avenue, in the Sans Souci Section
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
Ethelridge Drive, said pin being the joint front corner of lots numbered seven (7) and eight
(8); and running thence along the eastern line of lot seven (7), N. 5-35 W., one hundred and
forty five (145) feet, to an iron pin; thence along the rear line of lot numbered twenty three
(23), N. 84-28 E., seventy five (75) feet, to an iron pin; thence along the western line of
lot nine (9), S. 5-35 E., one hundred and forty five (145) feet, to an iron pin on the northern
edge of said sidewalk running along Ethelridge Drive, said pin being the joint front corner
of lots eight (8) and nine (9); thence along the northern edge of said sidewalk, S. 84-28 W.,
seventy five (75) 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 "B" at page 33, 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 (25) years from the date hereof:-**

- (1) Said property is to be used for residential purposes only. (\$3,000.00).
- (2) No residence is to be built thereon at a cost of less than three thousand dollars /
- (3) No house is to be built thereon nearer the northern edge of said sidewalk than twenty
(20) feet.
- (4) Said property is not to be sold to any person of African descent.