TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE 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($100.00) and other valuable considerations, Dollars to me in hand paid at and before the sealing of these presents by Lucile H. Watson (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 Lucile H. Watson

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 at the southwest corner of the Perry Road and Newland Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Newland Avenue, and the western edge of a five (5) foot sidewalk running along the Perry Road; and running thence along the western edge of said sidewalk on the Perry Road, S. 43-30 W., sixty (60) feet, to an iron pin, joint front corner of lots fourteen (14) and fifteen (15); thence along the northern line of lot fifteen (15), N. 50-33 W., one hundred and five (105) feet, to an iron pin, joint rear corner of said lots fourteen (14) and fifteen (15); thence with the rear line of lot twenty-five (25), N. 49-20 E., fifty-five (55) feet, to an iron pin, joint rear corner of lots twenty-five (25) and fourteen; thence along the southern edge of said sidewalk on Newland Avenue, S. 54-0 E., one hundred (100) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fourteen (14) 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 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 three thousand dollars ($3,000.00).

(3) No house is to be built thereon nearer the western 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.