

TITLE TO REAL ESTATE

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 (\$10.00) and other valuable considerations Dollars

to me in hand paid
at and before the sealing of these presents by L. L. Land and Hellen Pauline Land

(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
L. L. Land and Hellen Pauline Land

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 on Paris Mountain Avenue between the Perry Road and Newland Avenue, and having the
following lines, courses and distances:

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk
running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered
sixty-one (61) and sixty-two (62); and running thence along the northern edge of said sidewalk,
S. 84-28 W., sixty (60) feet, to an iron pin, joint front corner of lots sixty (60) and sixty-one
(61); thence along the eastern line of lot sixty (60), N. 5-50 W., one hundred and fifty-nine
and two tenths (159.2) feet, to an iron pin, joint rear corner of lots sixty (60) and sixty-one
(61); thence along the rear line of lot twenty-eight (28), N. 82-45 E., sixty (60) feet, to an
iron pin, joint rear corner of lots sixty-one (61) and sixty-two (62); thence along the western
line of lot sixty-two (62), S. 5-50 W., one hundred and sixty-one (161) feet, to an iron pin,
the beginning corner, said lot being known and designated as lot numbered sixty-one (61) on
Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville
County in Plat Book "Q" at page 45, which plat is hereby referred to and made a part hereof.

This 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 northern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.