

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 ~~xxx~~

to me in hand paid  
at and before the sealing of these presents by C. Roy Babb, Jr.

(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 \_\_\_\_\_

C. Roy Babb, Jr.  
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, between Belmont Avenue and Newland Avenue, on Paris Mountain Avenue, 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 Paris Mountain Avenue, said pin being the joint front corner of lots numbered forty-four (44) and forty-five (45); thence along the eastern line of lot forty-four (44), N. 5-50 W., one hundred and two (102) feet, to an iron pin, joint rear corner of said lots forty-four (44) and forty-five (45); thence along the southern line of lot forty-three (43), sixty-five (65) feet, to an iron pin, joint rear corner of lots forty-five (45) and forty-six (46); thence along the western line of lot forty-six (46), S. 5-50 E., ninety eight (98) feet, to an iron pin on the northern edge of said sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots forty-five (45) and forty-six (46); thence along the northern edge of said sidewalk, S. 84-28 W., sixty-five (65) feet, to an iron pin, the beginning corner, said lot being known and designated at lot numbered forty-five (45) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" 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 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.