

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, A. A. Broadnax and Sarah I. Broadnax

.....in the State aforesaid,
.....in consideration of the sum of
Eight Hundred (\$800.00) Dollars

to usin hand paid
at and before the sealing of these presents by W. R. Sanders

(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
W. R. Sanders

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

on Blue Drive between Newland Ave and the Perry Road in that section known as Sans Souci,
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 southern edge of a 5 foot sidewalk running along Blue Ridge
Drive, said pin being the joint front corner of Lots Numbered 31 and 32, and running thence
along the western line of Lot No. 31, S. 5-50 E. 152.7 feet, to an iron pin, joint rear
corner of said lots 31 and 32; thence along the rear line of Lot No. 57, S. 82-45 W. 60 feet,
to an iron pin, rear joint corner of Lots Nos. 32 and 33; thence along the eastern line of
Lot No. 33 N. 5-50 W. 158 feet, to an iron pin, joint front corner of lots 32 and 33; thence
along the southern edge of said sidewalk running along Blue Ridge Drive N. 87-37 E. 60 feet,
to an iron pin, the beginning corner, said lot being known and designated as Lot No. 32 on
Plat of said property recorded in the Office of the R.M.C. for Greenville County in Plat
Book "O", 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 October 24, 1945.

- (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 (\$3000.00).
- (3) No house is to be built thereon nearer the southern edge of said sidewalk running along Blue Ridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.