

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That 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 ~~XXXXX~~

to me .....in hand paid  
at and before the sealing of these presents by E. G. Barton

(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  
E. G. Barton

All that piece<sup>3</sup> or lot<sup>2</sup>s 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 intersection of Ethelridge Drive and Beacon Street, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered five (5) and six (6) thence along the southern edge of said sidewalk, N. 78-36 E., one hundred and fifteen (115) feet, to an iron pin on the western edge of a five (5) foot sidewalk running along Beacon Street; thence along the western edge of said sidewalk, S. 5-35 E., one hundred and ten (110) feet, to an iron pin; thence S. 78-36 W., one hundred and fifteen (115) feet, to an iron pin; thence along the eastern line of lot five (5), N. 5-35 W., one hundred and ten (110) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered six (6) and seven (7) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" at page 63, 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 erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the southern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.