

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, ~~XXXXX~~

to me in hand paid
at and before the sealing of these presents by Mrs. Louise Nettie Trammell

(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
Mrs. Louise Nettie Trammell,

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 northwest corner of the intersection of Newland Avenue and Darlington Avenue, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Darlington Avenue, said pin being the joint front corner of lots numbered twenty-six (26) and twenty-seven (27); and running thence along the northern line of lot twenty-seven (27), N. 36-50 W., one hundred and eight and three tenths (108.3) feet, to an iron pin, joint rear corner of said lots twenty-six (26) and twenty-seven (27); thence along the rear line of lot thirty-four (34), N. 83-58 E., one hundred and five (105) feet, to an iron pin on the southern edge of a five (5) foot sidewalk running along Newland Avenue, said pin being the joint rear corner of lots thirty-four (34) and twenty-six A.; thence along the southern edge of said sidewalk, S. 54-0 E., fifty-nine and seven tenths (59.7) feet, to an iron pin on the northern edge of a five (5) foot sidewalk running along Darlington Avenue; thence along the northern edge of said sidewalk, S. 53-30 W., one hundred and ten (110) feet, to an iron pin, the beginning corner, said lots being known and designated as lots twenty-six (26) and twenty-six A. (26 A.), 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 erected thereon at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.