

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 mein hand paid
at and before the sealing of these presents by Roy D. McKinney

(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
Roy D. McKinney

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, on Ethelridge Drive between Beacon Street and Belmont Avenue, the 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 Ethelridge Drive, said pin being the joint front corner of lots numbered eleven (11) and twelve (12); thence along the northern edge of said sidewalk, S. 84-28 W., sixty (60) feet, to an iron pin, joint front corner of lots ten (10) and eleven (11); thence along the eastern line of lot ten (10), N. 5-35 W., one hundred and sixty-two and five tenths (162.5) feet to an iron pin, joint rear corner of said lots ten (10) and eleven (11); thence along the rear line of lot twenty (20), N. 84-28 E., sixty (60) feet, to an iron pin, joint rear corner of lots eleven (11) and twelve (12); thence along the western line of lot twelve (12), S. 5-35 E., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered eleven (11) 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 three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the northern 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.