

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, Dollars

to **me** in hand paid
at and before the sealing of these presents by **B. F. Fowler and Estelle Fowler**

(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
B. F. Fowler and Estelle Fowler.

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

on **McMakin Drive between Dukeland Drive and Belmont Avenue, in that section known as Sans Souci**
about two miles north of the city of Greenville, 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 McMakin Drive, said pin being the joint front corner of lots numbered one hundred and twenty (120) and one hundred and twenty-one (121), and running thence along the western line of lot one hundred and twenty (120), S. 5-50 E., two hundred and four and four tenths (204.4) feet, to an iron pin, joint rear corner of lots one hundred and twenty (120) and one hundred and twenty-one (121); thence S. 83-55 W., one hundred and fifty-nine (159) feet, to an iron pin, joint rear corner of lots one hundred and twenty-three (123) and one hundred and twenty-four (124); thence along the eastern line of lot one hundred twenty four (124), N. 5-50 W., two hundred and seven and two tenths (207.2.) feet, to an iron pin on the southern edge of said sidewalk running along McMakin Drive, said pin being the joint front corner of lots one hundred and twenty-three (123) and one hundred and twenty-four (124); thence along the southern edge of said sidewalk, N. 83-55 E., one hundred and fifty-nine (159) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered one hundred and twenty-one (121), one hundred and twenty-two (122) and one hundred and twenty-three (123) on Plat of said property recorded in the office of the Register of Mesne Conveyance for the County of Greenville in Plat Book K at page 92, 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 effected 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 McMakin Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.