

TITLE TO REAL ESTATE

PROVENCE-FARRARD CO.-GREENVILLE 56557

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, ~~XXXX~~

to me in hand paid
at and before the sealing of these presents by Mrs. Mildred Orr Keys

(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. Mildred Orr Keys

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 Paris Mountain Avenue between Newland Avenue and the Perry Road, 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 Paris Mountain Avenue, said pin being the joint front corner of lots numbered fifty-three (53) and fifty-four (54), and running thence along the northern edge of said sidewalk, S. 84-28 W., sixty-five (65) feet, to an iron pin, joint front corner of lots numbered fifty-two (52) and fifty-three (53); thence along the eastern line of lot fifty-two (52), N. 5-50 W., one hundred and five tenths (100.5) feet, to an iron pin; thence N. 3-13 W., fifty (50) feet, to an iron pin, in line of lot fifty (50); thence along the southern line of lot fifty (50), N. 87-45 E., sixty-two and five tenths (62.5) feet, to an iron pin, joint corner of lots fifty-three (53) and fifty-four (54); thence along the western line of lot fifty-four (54), S. 5-50 E., one hundred and forty-six and two tenths (146.2) feet, to an iron pin on the northern edge of said sidewalk running along Paris Mountain Avenue, the beginning corner, said lot being known and designated as lot numbered fifty-three (53) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" at 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 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 Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.