

TITLE TO REAL ESTATE

PROVENCE-JARRARD 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

to mein hand paid
at and before the sealing of these presents by Joe T. Elrod

(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
Joe T. Elrod

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

on Rogers Avenue between King Street and the New Buncombe Road, in that section known as Sans Souci, about two miles north of the City of Greenville, said lot having the following lines, courses, and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Rogers Avenue, said pin being the joint front corner of lots numbered fifty-one (51) and fifty-two (52); and running thence along the western line of lot fifty-two (52), S. 10-17 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots fifty-one (51) and fifty-two (52); thence S. 79-28 W., fifty (50) feet, to an iron pin, joint rear corner of lots fifty (50) and fifty-one (51); thence along the eastern line of lot fifty (50), N. 10-17 W., one hundred and fifty (150) feet, to an iron pin on the southern edge of said sidewalk running along Rogers Avenue, said pin being the joint front corner of lots fifty (50) and fifty-one (51); thence along the southern edge of said sidewalk, N. 79-28 E., fifty (50) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifty-one (51) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" 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 two thousand dollars (\$2,000.00).
- (3) No house is to be erected thereon nearer the southern edge of said sidewalk running along Rogers Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.