

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 ~~XXXX~~

to me \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by \_\_\_\_\_

E. G. Barton

(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

E. G. Barton

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

in the Sans Souci section of Greenville County about two miles north of the City of Greenville on Beacon Street between Ethelridge Drive and Berkeley Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a five (5) foot sidewalk running along Beacon street, said pine being the joint front corner of lots numbered sixteen (16) and seventeen (17) thence along the northern line of lot sixteen (16), S. 88-55 W., ninety-one and three tenths (91.3) feet to an iron pin; thence N. 5-35 W., forty (40) feet, to an iron pin; thence N. 78-36 E., one hundred and fifteen (115) feet to an iron pin on the western edge of a five foot sidewalk running along said Beacon Street; thence along the western edge of said sidewalk, S. 16-30 W., sixty-one (61) feet to an iron pin the beginning corner, said lot being known and designated as lot numbered seventeen (17) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" at page 27, 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 western edge of said sidewalk running along Beacon Street than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.