

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
Oscar L. Davis

(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
Oscar L. Davis

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, at the southeast corner of the intersection of the Franklin Road and Berkley Avenue, said lot and onehalf having the following lines, courses and distances:

Beginning at an iron pin in the middle of lot numbered two (2) on the eastern edge of a five (5) foot sidewalk running along Franklin Road and running thence along the eastern edge of said sidewalk, N. 19-32 E., ninety (90) feet, to an iron pin on the southern edge of a five (5) foot sidewalk running along Berkley Avenue; thence along the southern edge of said sidewalk, S. 80-52 E., one hundred and fifty (150) feet, to an iron pin; thence S. 19-32 W., ninety (90) feet to an iron pin in the middle of said lot two (2); thence N. 80-52 W., one hundred and fifty (150) feet, to an iron pin, being known and designated as Lot numbered one (1) and the northern half of lot two on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" at page 28, 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 four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the eastern edge of said sidewalk running along Franklin Road than twenty (20) feet.
- (4) Said property is not to be sold to any person of African Descent.
- (5) Said property is sold subject to the right-of-way of the Southern Bell Telephone Company and the Duke Power Company to maintain the poles and wires across the same.