

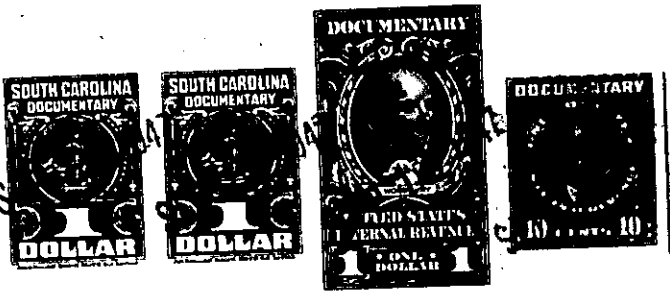
THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

SEP 15 10 44 AM 1947

OLLIE FARNSWORTH  
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That We, J. S. Smith and Ibra. Q. Smith ...

.....  
in the State aforesaid, in consideration of the sum of Six Hundred and Fifty (\$650.00).....

.....Dollars

to ..... us ..... in hand paid at and before the sealing of these presents

by ..... J. Hugh Burns .....  
.....

(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 J. Hugh Burns and his heirs and assigns .....  
forever

all that piece, parcel or lot of land in Greenville Township, Greenville

County, State of South Carolina, on Ethelridge Drive between Beacon Street and Belmont Street and Belmont Avenue, in the Sans Souci section 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 northern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered seven (7) and eight (8); and running thence along the eastern line of lot seven (7), N. 5-35 W. one hundred and forty-five (145) feet, to an iron pin; thence along the rear line of lot numbered twenty-three (23), N. 84-28 E., seventy-five (75) feet, to an iron pin; thence along the western line of lot nine (9), S. 5-35 E. one hundred and forty-five (145) feet, to an iron pin on the northern edge of said sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots eight (8) and nine (9); thence along the northern edge of said sidewalk, S. 84-28 W., seventy-five (75) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered eight (8) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" 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 constitutes 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 built thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be built thereon nearer the northern edge of said sidewalk than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.

109-3-20