

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 XEMMEX

to me in hand paid
at and before the sealing of these presents by
Robert Grady Coleman

(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
Robert Grady Coleman

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, said
lot being on Belmont Avenue between Paris Mountain Avenue and Ethelridge Drive, and having
the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a five (5) foot sidewalk running along Belmont Avenue, said pin being the joint front corner of lots numbered fifteen (15) and sixteen (16), and running thence along the northern line of lot fifteen (15), S. 84-28 W., one hundred and thirteen and eight tenths (113.8) feet, to an iron pin, rear corner of lots fifteen (15) and sixteen (16); thence along the eastern line of lot nineteen (19), N. 5-35 W., sixty (60) feet, to an iron pin, joint corner of lots sixteen (16) and eighteen (18); thence along the southern lines of lots seventeen (17) and eighteen (18), N. 84-28 E., one hundred and fourteen and six tenths (114.6) feet to an iron pin on the western edge of said sidewalk running along Belmont Avenue, joint corner of lots sixteen (16) and seventeen (17); thence along the western edge of said sidewalk, S. 5-11 E., sixty (60) feet to an iron pin, the beginning corner, said lot being known and designated as Lot numbered sixteen (16) 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 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 three thousand dollars, except a garage apartment made be erected at the rear of said lot to cost not less than one thousand dollars (\$1,000.00).
- (3) No house is to be erected thereon nearer the western edge of said sidewalk running along Belmont Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.