

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

to me
in hand paid
at and before the sealing of these presents by Francis L. Hamilton,

(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
Francis L. Hamilton

All that piece^s, par^sce^s or lot^s 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 on Harrison Street just off of Blue Ridge Drive at its intersection with the Perry Road, said lots having the following lines, courses and distances:-

BEGINNING at an iron pin on the eastern edge of a five (5) foot sidewalk running along Harrison Street, said pin being the joint front corner of lots numbered twenty-three (23) and twenty-four (24); thence along the eastern edge of said sidewalk, N. 22-38 W., one hundred and ten (110) feet, to an iron pin, northern line of lot twenty-five (25); thence N. 79-28 E., one hundred (100) feet, to an iron pin, rear corner of lot twenty-five (25); thence S. 30-0 E., ninety (90) feet to an iron pin, joint rear corner of lots twenty-three (23) and twenty-four (24); thence along the northern line of lot twenty-three (23), S. 67-58 W., one hundred and ten (110) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered twenty-four (24) and twenty-five (25) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 303, 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 (\$3,000.00).
- (3) No house is to be erected thereon nearer the eastern edge of said sidewalk running along Harrison Street than twenty (20) feet
- (4) Said property is not to be sold to any person of African descent.