

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.

SEP 23 11 38 AM 1947

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That L. Hext. M. Parry, 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 J. W. Cannon and Clifton Fowler, (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. W. Cannon and Clifton Fowler,

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, on Paris Mountain Avenue between Newland Avenue and the Perry road, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered two (2) and three (3); and running thence along the southern edge of said sidewalk, N. 83-58 E., sixty (60) feet to an iron pin, joint front corner of lots one (1) and two (2); thence along the western line of lot one (1), S. 6-02 E., ninety (90) and two tenths (2/10) feet, to an iron pin on the northern edge of a five (5) foot sidewalk running along the Perry road, said pin being the joint corner of lots one (1) and two (2); thence along the northern edge of said sidewalk, S. 43-30 W., seventy-eight and four tenths (78.4) feet to an iron pin, joint corner of lots two (2) and three (3); thence along the eastern line of lot three (3), N. 6-02 W., one hundred and forty-one (141) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered two (2) 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 shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house shall be erected thereon nearer the southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.