

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

FILED  
GREENVILLE CO. S. C.

DEC 22 9 32 AM 1947

OLLIE FARNSWORTH  
R. M. C.



KNOW ALL MEN BY THESE PRESENTS. That I, WILLIAM T. EDENS, of Greenville County, in the State aforesaid, in consideration of the sum of Nine Hundred and 00/100 (\$900.00) Dollars to me in hand paid at and before the sealing of these presents by JAMES BAYLISS KEELER, likewise of Greenville County, South Carolina, (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

James Bayliss Keeler, his heirs and assigns forever:

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 Blue Ridge Drive, between King Street and the Perry Road, said lot having the following lines, courses and distances, to-wit:

BEGINNING at an iron pin on the Northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of Lots Numbered 17 and 18, and running thence along the Northern edge of said sidewalk, S. 87-37 W. sixty (60) feet to an iron pin, joint corner of Lots Nos. 16 and 17; thence along the eastern line of Lot No. sixteen (16), N. 2-25 W. two hundred and three (203) feet to an iron pin, joint rear corner of Lots Nos. 16 and 17; thence along the Southern line of Lot No. 29, N. 89-03 E. sixty (60) feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence along the Western line of Lot No. 18, S. 2-25 E. two hundred and two (202) feet to an iron pin, the beginning corner; said lot being known and designated as Lot No. seventeen (17) on plat of said property, recorded in the R. M. C. Office for Greenville County, South Carolina, 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 25 years from April 19th, 1947, to-wit:

- (a) Said property is to be used for residential purposes only.
- (b) No residence is to be erected thereon at a cost of less than \$3,000.00.
- (c) No house is to be erected thereon nearer the Northern edge of said sidewalk running along Blue Ridge Drive than 20 feet.
- (d) Said property is not to be sold to any person of African descent.

This is a portion of the property conveyed to Hext M. Perry, Trustee, by deed dated July 21st, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book No. 236, at page 158.

167-4-23