

JAN 2 5 00 PM 1948

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C.



For True Consideration See Affidavit
Book 10 Page 97

KNOW ALL MEN BY THESE PRESENTS, That J. 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
in hand paid at and before the sealing of these presents
by James L. Hudson and Mattie E. Hudson,
(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 L. Hudson and Mattie E. Hudson,

all that piece^s/parcel^s or lot^s of land in Greenville Township, Greenville
County, State of South Carolina, in that section known as "ans" ouci about two miles north
of the City of Greenville on the Perry Road at its intersection with Dykeson Ave-
nue, 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 Dykeson Avenue, and the northern edge of a five (5) foot sidewalk
running along the Perry Road, said pin being the front corner of lot numbered
one (1); and running thence along the eastern edge of said sidewalk on Dykeson
Avenue, N. 47-00 W., one hundred and thirty-one (131) feet, to an iron pin,
joint rear corner of lots one (1) and twelve (12); thence along the rear lines
of lots eleven (11) and twelve (12), N. 43-00 E., one hundred and twenty-three
and five tenths (123.5) feet to an iron pin, joint rear corner of lots two (2)
and three (3); thence along the western line of lot three (3), S. 47-00 E.,
one hundred and thirty-one (131) feet, to an iron pin on the northern edge of
said sidewalk running along the Perry Road, said pin being the joint front cor-
ner of lots two (2) and three (3); thence along the northern edge of said side-
walk, S. 43-00 W., one hundred and twenty-three and five tenths (123.5) feet to
an iron pin, the beginning corner, said lots being known and designated as lots
numbered one (1) and two (2) on Plat of said property recorded in the Office of
the Register of Mesne Conveyance for Greenville County in Plat Book "R" at page
127, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the fol-
lowing 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 northern edge of said sidewalk running along the Perry Road, than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.