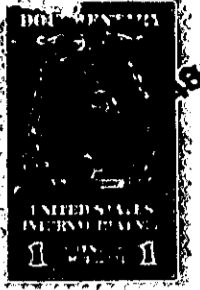


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.

JAN 13 10 44 AM 1948

OLLIE FARNSWORTH
R. M. C.



For True Consideration See Affidavit
Book 11 Page 6

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
to ~~ME~~ in hand paid at and before the sealing of these presents
by B. F. Trammell and J. F. Guest,
(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 B. F. Trammell and J. F. Guest,

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville-----
County, State of South Carolina, on Ethelridge Drive between Beacon Street and Belmont
Avenue, in that section known as Sans Souci about two miles north of the city
of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot side-
walk running along Ethelridge Drive, said pin being the joint front corner of
lots numbered ten (10) and eleven (11), and running thence along the northern
edge of said sidewalk, S. 84-28 W., sixty (60) feet, to an iron pin, joint
front corner of lots nine (9) and ten (10); thence along the eastern line of
lot nine (9), N. 5-35 W., one hundred and sixty-two and five tenths (162.5)
feet to an iron pin, joint rear corner of lots nine (9) and ten (10); thence
along the rear line of lot twenty-one (21), N. 84-28 E., sixty (60) feet to
an iron pin, joint rear corner of lots ten (10) and eleven (11); thence
along the western line of lot eleven (11), S. 5-35 E., one hundred and sixty-
two and five tenths (162.5) feet to an iron pin, the beginning corner, said
lot being known and designated as lot numbered ten (10) on Plat of said prop-
erty 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 is to be erected thereon nearer the northern edge
of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.