

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

For True Consideration See Affidavit
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MAR 19 4 03 PM '03



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 me in hand paid at and before the sealing of these presents by James E. Hughes, Jr., (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 E. Hughes, Jr.,

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville----- County, State of South Carolina, at the northwest corner of the intersection of Darlington Avenue and Berkley Avenue, in the Sans Souci section of Greenville County, 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 sidewalk running along Darlington Avenue, said pin being the joint front corner of lots numbered sixteen(16) and seventeen (17); and running thence along the eastern line of lot sixteen (16), N. 47-0 W., one hundred and ten (110) feet to an iron pin, joint rear corner of lots sixteen (16) and seventeen (17); thence along the southern line of lot eighteen (18), N. 43-0 E., twenty-two (22) feet to an iron pin on the western edge of a five foot sidewalk running along Berkley Avenue, said pin being the joint corner of lots seventeen (17) and eighteen (18); thence along the western edge of said sidewalk, S. 80-52 E., one hundred and thirty-four and two tenths (134.2) feet, to an iron pin on the northern edge of said sidewalk running along Darlington Avenue, said pin being the front corner of lot seventeen (17); thence along the northern edge of said sidewalk running along Darlington Avenue, S. 43-0 W., ninety-eight and three tenths (98.3) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered seventeen (17) 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 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 northern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

169-10-7