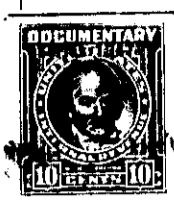


JUL 14 4 55 PM 1938

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.



OLLIE FARNSWORTH  
R. M. C.

For True Consideration See Affidavit  
Book 11 Page 153

KNOW ALL MEN BY THESE PRESENTS, That I, Hest. 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 J. Fred Timms and Mary M. Timms, (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. Fred Timms and Mary M. Timms

all that piece<sup>s</sup>/parcel<sup>s</sup>/or lot<sup>s</sup> of land in -----Greenville----- Township, Greenville County, State of South Carolina, on Newland Avenue between Blue Ridge Drive and Paris Mountain Avenue, in the Pans Pouci section of Greenville County, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a five (5) foot sidewalk running along Newland Avenue, said pin being the joint corner of lots thirty-eight (38) and forty-nine (49); thence along the western edge of said sidewalk, S. 5-50 E., one hundred and ten (110) feet, to an iron pin, joint corner of lots forty-seven (47) and forty-eight (48); thence along the rear lines of lots forty-six (46) and forty-seven (47), one hundred and twenty-five (125) feet, to an iron pin, joint corner of lots forty-three (43) and forty-eight (48); thence along the rear lines of lots forty-two (42) and forty-three (43), N. 5-50 W., one hundred and ten (110) feet, to an iron pin, joint rear corner of lots forty-two (42) and forty-nine (49); thence along the rear lines of lots thirty-eight (38) and thirty-nine (39), one hundred and twenty-five (125) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered forty-eight (48) and forty-nine (49) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "C" at page 45, 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 three thousand dollars (\$3,000.00.).
- (3) No house shall be erected thereon nearer the western edge of said sidewalk running along Newland Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

167-5-22 & 23