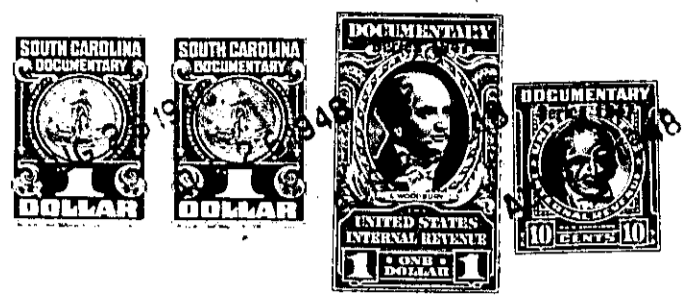


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

For True Consideration See Affidavit
Book 11 Page 186



RECORDED
11/21/1911
GREENVILLE, S. C.

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, _____ Dollars to _____ me _____ in hand paid at and before the sealing of these presents by Eugene H. Powell, _____ (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 Eugene H. Powell, _____

all that piece, parcel or lot of land in _____ Greenville _____ Township, Greenville _____ County, State of South Carolina, on Berkley Avenue between the Franklin Road and Darlington Avdnue, in the Sans Mouchi 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 Berkley Avenue, said pin being the joint front corner of lots numbered ten (10) and eleven (11); thence along the northern edge of said sidewalk, N. 80-52 W., sixty (60) feet, to an iron pin, joint front corner of lots nine (9) and ten (10); thence along the western line of lot nine (9), N. 5-36 E., one hundred and eighty and five tenths (180.5) feet, to an iron pin, rear corner of lot nine (9); thence N. 17-22 W., twenty-six (26) feet, to an iron pin, rear corner of lot ten (10); thence S. 78-36 W., ninety-one (91) 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. 9-36 W., two hundred and thirty-five and seven tenths (235.7) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered ten (10) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "1" at page 27, 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 Berkley Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.