

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

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GREENVILLE CO. S. C.

NOV 23 9 36 AM 1948

HOLLIE FARNSWORTH
R.M.C.



For True Consideration See Affidavit
Book 11 Page 242

KNOW ALL MEN BY THESE PRESENTS, That I, Hext. H. Perry, Trustee, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and other valu-
able considerations,
to in hand paid at and before the sealing of these presents
by Sam Paul Dennis
(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 Sam Paul Dennis

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville-----
County, State of South Carolina, on Beacon Street between Ethelridge Drive 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 dis-
tances, to wit:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk
running along Beacon Street, said pin being the joint front corner of lots
numbered twenty (20) and twenty-one (21), thence along the southern edge of said
sidewalk, N. 16-30 E., sixty-four and five tenths (64.5) feet, to an iron pin;
thence N. 5-35 W., eight and five tenths (8.5) feet, to an iron pin, joint corner
of lots eight (8) and twenty (20); thence along the rear lines of lots eight
(8) and nine (9), (see Plat Book E. page 63), N. 84-28 E., one hundred and twenty
(120) feet, to an iron pin, joint rear corner of lots nine (9) and twenty (20);
thence along the western line of lot nineteen (19), S. 5-35 E., fifty-five (55)
feet to an iron pin, joint rear corner of lots nineteen (19) and twenty (20);
thence along the eastern line of lot twenty-one (21), S. 79-0 W., one hundred
and forty-four and six tenths (144.6) feet, to an iron pin, the beginning corner,
said lot being known and designated as lot numbered twenty (20) on Plat of said
property recorded in the Office of the Register of Mesne Conveyance for Green-
ville County in Plat Book "Q" at page 25, 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 southern edge of said sidewalk running along Beacon Street than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

169-7-27