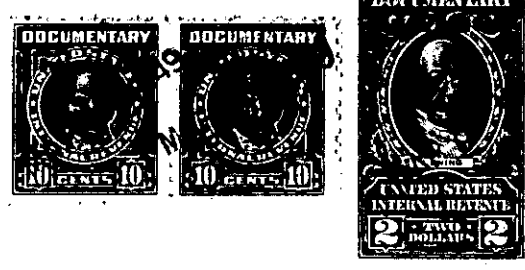


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GREENVILLE CO. S. C.

MAR 8 10 06 AM 1949

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH  
R. M.C.



For True Consideration See Affidavit  
Book 12 Page 3

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 E. C. Ellis, (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 E. C. Ellis

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 lots having the following lines, courses and distances:-

B eginning at an iron pin on the western edge of a five (5) foot sidewalk running along Beacon Street, joint corner of lots thirteen (13) and fourteen (14), and running thence along the northern line of lot thirteen (13), N. 80-52 W., one hundred and twenty-three and six tenths (123.6) feet, to an iron pin, joint rear corner of lots thirteen (13) and fourteen (14); thence along the eastern line of lot eleven (11), N. 8-36 E., one hundred and thirty nine and five tenths (139.5) feet, to an iron pin, rear corner of lots eleven (11) and sixteen (16); thence N. 78-36 E., sixty (60) feet, to an iron pin, rear corner of lot seventeen (17); thence along the southern line of lot seventeen (17), N. 88-55 E, ninety one and three tenths (91.3) feet, to an iron pin on the western edge of said sidewalk running along Beacon Street; thence along the western edge of said sidewalk, S. 16-30 W., one hundred and eighty (180) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered fourteen (14), fifteen (15) and sixteen (16) on Plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" 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 western 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.

169-8-16, 17 & 18