

FILED GREENVILLE CO. S. C.

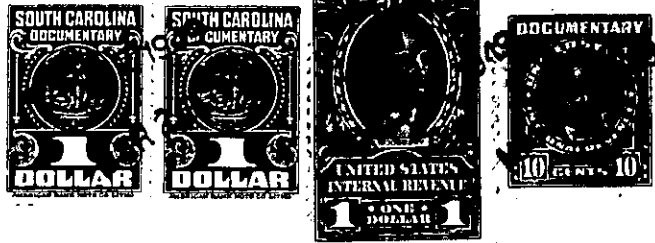
MAR 22 1 19 1947

LILLIE FARNSWORTH R.M.C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

For True Consideration See Affidavit Book 12 Page 14



KNOW ALL MEN BY THESE PRESENTS, That I, Next Mr. 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 Benjamin P. Harris, Jr. in hand paid at and before the sealing of these presents by Benjamin P. Harris, 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 Benjamin P. Harris, Jr.

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Souci, about two miles north of the city of Greenville, on Marlinton Avenue between Ethelridge Drive and Berkley Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Marlinton Avenue, said pin being the joint front corner of lots numbered twenty-one (21) and twenty-two (22); thence along the southern edge of said sidewalk, N. 43-0 E., sixty (60) feet, to an iron pin, joint front corner of lots twenty (20) and twenty-one (21); thence along the western line of lot twenty (20), S. 47-0 E., one hundred and thirty-one (131) feet, to an iron pin, joint rear corner of said lots twenty (20) and twenty-one (21); thence along the rear line of lot eight (8), S. 43-0 E., sixty (60) feet, to an iron pin, joint rear corner of lots twenty-one (21) and twenty-two (22); thence along the eastern line of lot twenty-two (22), N. 47-0 E., one hundred and thirty-one (131) feet, to an iron pin the beginning corner, said lot being known and designated as lot numbered twenty-one (21) on plat of said property recorded in the Office of the Register of Deeds Conveyance for Greenville County in Plat Book "A" 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 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 southern edge of said sidewalk running along Marlinton Avenue than twenty (20) feet.
(4) Said property shall not be sold to any person of African descent.