

FILED
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

MAR 26 12 06 PM 1949

OLLIE FARNSWORTH
R. M. C.

For True Consideration See Above
Book 12 Page 17



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,
to me in hand paid at and before the sealing of these presents
by James A. Cannon, 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 James A. Cannon, Jr.

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, on Darlington Avenue between Ethelridge Drive and
Berkley Avenue, in the Sans Pouci section of Greenville County, about two miles
north of the City of Greenville, said lot having the following lines, courses
and distances, to wit:-

Beginning at an iron pin on the southern edge of a five (5) foot side-
walk running along Darlington Avenue, said pin being the joint corner of lots
numbered twenty-six (26) and twenty-seven (27), and running thence along the
northern edge of said sidewalk, N. 43-0 E., fifty-five (55) feet, to an iron
pin, joint front corner of lots twenty-five (25) and twenty-six (26); thence
along the western line of lot twenty-five (25), S. 47-0 E., one hundred and
thirty-one (131) feet, to an iron pin, joint rear corner of lots twenty-five
(25) and twenty-six (26); thence along the rear line of lot three (3), S. 43-0 W.,
fifty-five (55) feet, to an iron pin, joint rear corner of lots twenty-six (26)
and twenty-seven (27); thence along the eastern line of lot twenty-seven (27),
N. 47-0 W., one hundred and thirty-one (131) feet, to an iron pin, the beginning
corner, said lot being known and designated as lot numbered twenty-six (26) on
Plat of said property recorded in the Office of the Register of Mesne Conveyance
for Greenville County in Plat Book "C" at page 24, 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 Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.