

JUN 24 11 27 AM 1949

OLLIE FARNSWORTH
R. M. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

For True Consideration See Affidavit
Book 12 Page 71

Whereas, on October 11, 1947, Hext M. Perry, Trustee, conveyed to T. E. Campbell, lot twenty-four (24) Beacon Street, in the Sans Souci section of Greenville County, which deed is recorded in the R. M. C. Office for Greenville County in Volume 327 at page 104; and

Whereas, the description of said lot in said deed was incorrect and this deed is made to correct the same.

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 one dollar (\$1.00.) and other valuable considerations, to me in hand paid at and before the sealing of these presents by T. E. Campbell, (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 T. E. Campbell,

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 Beacon Street between Ethelridge Drive and Berkley Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the ~~eastern~~ southern edge of a five (5) foot sidewalk running along Beacon Street, said pin being the joint front corner of lots numbered twenty-four (24) and twenty-five (25); thence along the southern edge of said sidewalk, N. 16-30 E., sixty (60) feet, to an iron pin, joint front corner of lots twenty-three (23) and twenty-four (24); thence along the western line of lot twenty-three (23), S. 80-52 E., one hundred and thirty-nine and four tenths (139.4) feet, to an iron pin, joint rear corner of said lots twenty-three (23) and twenty-four (24); thence along the rear line of lot one (1), S. 26-43 W., sixty-two and five tenths (62.5) feet, to an iron pin, joint rear corner of lots twenty-four (24) and twenty-five (25); thence along the eastern line of lot twenty-five (25), N. 80-52 W., one hundred twenty-eight and two tenths (128.2) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-four (24) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" at page 26, 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 ~~two~~ three thousand dollars (\$3,000.00.).
- (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.

169-7-23