

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

FEB 3 11 24 AM 1930

For True Consideration See Affidavit
Book 13 Page 24



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 valu-
able considerations, Dollars
to me in hand paid at and before the sealing of these presents
by Elton E. Lancaster and Edna H. Lancaster
(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 Elton E. Lancaster and Edna H. Lancaster-

all that piece, parcel or lot of land in -----Greenville---Township, Greenville-----
County, State of South Carolina, on Darlington Avenue between Ethelridge Drive and Berk-
ley 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 dis-
tances, to wit:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk
running along Darlington Avenue, said pin being the joint front corner of lots
numbered two (2) and three (3); thence along the northern edge of said sidewalk,
S. 43-0 W., sixty (60) feet, to an iron pin, joint front corner of lots one (1)
and two (2); thence along the eastern line of lot two (2), N. 47-0 W., one hun-
dred twenty-four and five tenths (124.5) feet, to an iron pin, joint rear corner
of lots one (1) and two (2); thence along the rear lines of lots twenty-three
(23) and twenty-four (24); N. 26-43 E., sixty-two and five tenths (62.5) feet,
to an iron pin, joint rear corner of lots two (2) and three (3); thence along
the western line of lot three (3), S. 47-0 E., one hundred and forty-two and
eight tenths (142.8) feet, to an iron pin, the beginning corner, said lot being
known and designated as lot numbered two (2) on Flat 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 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 five thousand dollars (\$5,000.00.).
- (3) No house shall be erected thereon nearer the northern 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.