

3M 6-50 No. 137-TITLE TO REAL ESTATE-W. A. Seybt & Co., Office Supplies, Greenville, S. C. GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FEB 13 2 04 PM 1951

WILLIAM FARNSWORTH
R.M.C.

For True Consideration See Affidavit
Book 14 Page 92



KNOW ALL MEN BY THESE PRESENTS, That I, Ben F. Perry, 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 W. H. Hamby, (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 W. H. Hamby,

all that piece, parcel or lot of land in Paris Mountain Township, Greenville

County, State of South Carolina, on the Tindal Road between Merrilat Avenue and Lenore Avenue, in the Sans Souci Heights Sub-Division, situate about four miles north of the City of Greenville, on the New Buncombe Road, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the eastern edge of a three (3) foot sidewalk running along the Tindal Road, said pin being the joint front corner of lots numbered eighty-eight (88) and eighty-nine (89), thence along the eastern edge of said sidewalk, N. 18-25 E., seventy-five (75) feet, to an iron pin, joint front corner of lots eighty-seven (87) and eighty-eight (88); thence along the southern line of lot eighty-seven (87), S. 74-15 E., one hundred and eight and thirty-three hundredths (108.33) feet, to an iron pin, joint rear corner of lots eighty-seven (87) and eighty-eight (88); thence along the rear line of lot one hundred and two (102), S. 17-40 W., seventy-five (75) feet, to an iron pin, joint rear corner of lots eighty-eight (88) and eighty-nine (89); thence along the northern line of lot eighty-nine (89), N. 74-15 W., one hundred and nine and sixteen hundredths (109.16) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered eighty-eight (88) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "4" at page 95, which Plat is hereby referred to and made a part hereof:-

Said property 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 five thousand dollars (\$5,000.00.).
- (3) No house shall be erected thereon nearer the eastern edge of said sidewalk running along the Tindal Road than twenty (20) feet.
- (4) Said property is sold subject to the right of the Bell Telephone and Telegraph Company to erect and maintain a telephone line across the rear of said lot.
- (5) This property is sold subject to the further restrictive covenants applicable to Sans Souci Heights, recommended by the Federal Housing Administration,

09-9-91