

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

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 (10) dollars and other valuable consideration,

to me in hand paid  
at and before the sealing of these presents by  
C. H. Spencer,

(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

C. H. Spencer, the following property, the same being lot numbered nineteen (19) on Rogers Avenue, of the Perry property, in that Section known as Sans Souci, about three miles from the City of Greenville, and having the following lines and courses:-

Beginning at an iron pin on a six foot sidewalk along said Rogers Avenue, joint corner of lots eighteen and nineteen (18 and 19), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet to an iron pin, joint corner of lots nineteen and twenty (19 and 20); thence along line of lot numbered twenty (20) N. 10-17-W. one hundred and fifty (150) feet, to an iron pin, rear corner of lots nineteen and twenty (19 and 20); thence S. 79-28 W. fifty (50) feet to an iron pin, rear corner of lots eighteen and nineteen (18 and 19); thence along line of lot numbered eighteen (18), S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lot being shown on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

Said lot is in a restricted district as is evidenced by deed from Willie Hayne Perry, etal. to Hext M. Perry, recorded in R. M. C. Office for Greenville County in Volume 203 at page 357, and is sold subject to the following restrictions which constitute a part of the consideration therefor;

1. Said lot shall be used for residential purposes only.
2. No building shall be erected on said property nearer than twenty-five (25) feet, to, nor farther than forty-five (45) feet from the front lot line, nor nearer than five feet (5') to any side lot line. The side line restriction shall not apply to a garage located on the rear one quarter of a lot, except that on corner lots. No structure shall be permitted nearer than ten (10) feet to the side street line.
3. Said residential lot shall not be subdivided into building plots having less than 6,000 square feet or a rear width of less than fifty (50) feet each, nor shall any building be erected on any residential building plot having an arear of less than six hundred (600) square feet of floor space.
4. No noxious or offensive trade shall be carried on upon said lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. Said lot shall not be sold to any person of African descent, nor any residence erected thereon occupied by any person of African descent.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the said lot shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate. However, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions therefor.
8. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1962, it shall be lawful for any person or persons owning any other lot or lots in the development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.