

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Hext M. Perry, Trustee of the County of Greenville

_____ in the State aforesaid,
_____ in consideration of the sum of
Five hundred (\$500.00) Dollars

to me _____ in hand paid
at and before the sealing of these presents by Ben F. Perry

(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 Ben F. Perry, the following two lots of land in that section known as Sans Souci, in Greenville Township, Greenville County, State of South Carolina, lot on Rogers Avenue having the following lines, courses and distances:

Beginning at an iron pin on a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered fifty-one (51) and fifty-two (52), thence along the southern side of said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint front corner of lots numbered fifty-two (52) and fifty-three (53); thence with the line of lot numbered fifty-three (53), S. 10-17 E. one hundred and fifty (150), to an iron pin, joint rear corner of lots numbered fifty-two (52) and fifty-three (53); thence S. 79-28 W. fifty (50) feet, to an iron pin, joint rear corner of lots numbered fifty-two (52) and fifty-one (51); thence with the line of lot numbered fifty-one (51) N. 10-17 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifty-two (52) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" page 33, which plat is hereby referred to and made a part hereof.

And also lot on McMakin Drive having the following lines, courses and distances-

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk, running along McMakin Drive, joint front corner of lots numbered one hundred and five (105) and one hundred and six (106); and running thence along said sidewalk, S. 83-55 W. fifty (50) feet to an iron pin joint corner of lots numbered one hundred and six (106) and one hundred and seven (107); thence N. 5-50 W. one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered one hundred and six (106) and one hundred and seven (107); thence N. 83-55 E. fifty (50) feet to an iron pin, joint rear corner of lots numbered one hundred and five (105) and one hundred and six (106); thence with the line of lot numbered one hundred and five (105), S. 5-50 E. one hundred and fifty (150) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered one hundred and six (106) on Plat to be recorded.

Said lots are sold subject to the following restrictions which constitute a part of the consideration therefor and shall be effective for a period of twenty-five years from the date hereof.

- 1- Said property shall be used for residential purposes only.
- 2- No house is to be erected on either of said lots at a cost of less than two thousand dollars (\$2,000.00).
- 3- No house is to be erected on either of said lots nearer the sidewalks running along said streets, than thirty (30) feet.
- 4- Said property is not to be sold to any person of African descent.