

TITLE TO REAL ESTATE

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 _____ Dollars

ten dollars (\$10.00) and other valuable considerations,

to me _____ in hand paid
at and before the sealing of these presents by Raford H. Hall and Mary T. Cox

(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 Raford H. Hall a two-thirds undivided interest and unto the said Mary T. Cox a one third undivided interest, 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, said lot being on the Perry Road between Ethelridge Drive and Berkley Avenue, and having the following lines, courses and distances:-

BEGINNING at an iron pin on the northern edge of a five(5) foot sidewalk running along said Perry Road, said pin being the joint front corner of lots numbered five(5) and six(6), and running thence along the eastern line of lot five(5), N. 47-0 W. one hundred and thirty one(131) feet, to an iron pin, joint rear corner of said lots five(5) and six(6); thence along the rear line of lot twenty-three(23), N. 43-0 E., sixty(60) feet, to an iron pin, joint rear corner of lots six(6) and seven(7); thence along the western line of lot seven(7), S. 47-0 E., one hundred and thirty one (131) feet to an iron pin on the northern edge of said sidewalk running along the Perry Road, said pin being the joint front corner of lots six (6) and seven(7); thence along the northern edge of said sidewalk, S. 43-0 W., sixty(60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered six(6) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Book 4 at Page 24, 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 is to be used for residential purposes only.
- (2) No residence is to be erected thereon at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along the Perry Road than twenty(20) feet.
- (4) Said property is not to be sold to any person of African descent.