

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  
ten dollars (\$10;00) and other valuable considerations - - - - - Dollars

to me in hand paid  
at and before the sealing of these presents by Mrs. Louise Nettie Trammell

(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  
Mrs. Louise Nettie Trammell

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, on Newland Avenue between Paris Mountain Avenue and the Perry Road, said lot having the following lines, courses and distances:-

BEGINNING at an iron pin on the northern edge of a five(5) foot sidewalk running along Newland Avenue, said pin being the joint corner of lots numbered nine (9) and ten(10); and running thence N. 83-58 E., eighty-nine(89) feet, to an iron pin, in rear line of lot numbered seven(7); thence along the western line of part of lot ten(10) heretofore sold to C. E. Tripp, S.27-17 W. sixty-one and four tenths(61.4) feet to an an iron pin on the northern edge of a five(5) foot sidwalke running along Newland Avenue ; thence along the northern edge of said sidewalk, N. 54=0 W., seventy-nine and nine tenths(79.9) feet to an iron pin, the beginning corner, said lot being the western part of lot ten(10) on Plat recorded in the R.M.C. Office for Greenville County in Plat Book "B" at page 33, and more fully shown on re-survey to said lot by W. J. Riddle, July 1947, recorded in the R.M.C. Office for Greenville County in Plat Book "R" at page 5, which plat is hereby referred to and made a part hereof

(1) Said property is in a restricted district, and is sold subject to the following restrictions, which consituate a part of the consideration therefor, and shall be effective for a period of twenty-five (25) years from the date hereof.

(2) Said property is to be used for residential purposes only.

(3) No residence is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00) .

(4) No house is to be erected thereon nearer the northern edge of said sidewalk running along Newland Avenue, than twenty(20) feet.

(5) Said property is not to be sold to any person of African descent.

(6) Said property is sold subject to the right-of-way of ten(10) feet for drive-way across the southwestern corner heretofore granted to the grantee.