

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,

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.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred (\$300.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
I. K. Burns,

(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
I. K. Burns,

All that certain piece, parcel or lot of land designated as lot numbered twenty-four (24) on Rogers Avenue of the Perry property in that Section known as Sans Souci, about three miles from the City of Greenville, with the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots twenty-three and twenty-four (23 and 24), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint corner of lots numbered twenty-four and twenty-five (24 and 25); thence along line of lot numbered twenty-five (25), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin, rear joint corner of lots numbered twenty-four and twenty-five (24 and 25); thence S. 79-28 W. fifty (50) feet, to an iron pin, rear joint corner of Lots numbered twenty-three and twenty-four (23 and 24); thence along the line of lot numbered twenty-three (23), one hundred and fifty (150) feet to an iron pin, the beginning corner, the same 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.

Also, the western half of lot numbered twenty-five (25) adjoining said lot numbered twenty-four (24), with the following lines and courses, to-wit:-

Beginning at an iron pin on a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered twenty-four (24) and twenty-five (25), and running thence along said sidewalk, N. 79-28 E. twenty-five (25) feet to an iron pin; thence N. 10-17 W. one hundred and fifty (150) feet to an iron pin; thence S. 79-28 W. twenty-five (25) feet to an iron pin, joint rear corner of lots numbered twenty-four (24) and twenty-five; thence along the line of lot numbered twenty-four (24), S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, the beginning corner, the same being shown on said plat, which is hereby referred to and made a part hereof.

Said property is in a restricted district as required by the Federal Government, and is sold subject to the following restrictions, which constitute a part of the consideration thereof and are to be effective for a period of twenty-five (25) years from date.

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the sidewalk on Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said property at a cost of less than two thousand dollars (\$2,000.00)
4. Said property is not to be sold to any person of African Descent.