

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Ben F. Perry, of the County of Greenville

in the State aforesaid,
in consideration of the sum of
Two hundred and fifty (\$250.) Dollars

to me in hand paid
at and before the sealing of these presents by C. A. Hawkins and Sarah M. Hawkins

(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. A. Hawkins and Sarah M. Hawkins, the following described lot of land on McMakin Drive, in
that section of Greenville County known as Sans Souci in Greenville Township, Greenville County,
State of South Carolina, the said lot 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.

Subject to the following restrictions which constitute a part of the consideration and shall
be effective for a period of twenty five (25) years from the date hereof:-

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