

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

to me  
at and before the sealing of these presents by Robert H. Nix

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the add.  
Robert H. Nix

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

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered six (6) and seven (7), and running thence along the southern edge of said sidewalk, N. 83-58 E., sixty (60) feet, to an iron pin, joint front corner of lot five (5) and six (6); thence along the western line of lot five (5), S. 6-02 E., one hundred and ten (110) feet to an iron pin, joint rear corner of said lots five (5) and six (6); thence with the rear line of lot eleven (11), S. 83-58 W., sixty (60) feet, to an iron pin, joint rear corner of lots six (6) and seven (7); thence with the eastern line of lot seven (7), N. 6-02 W., one hundred and ten (110) 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 Plat Book "B" at page 33, 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 purpose only.
- (2) No residence is to be built thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be built thereon nearer the southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.