

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }  
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That Hext M. Perry, Trustee, of the County of Greenville,

in the State aforesaid  
in consideration of the sum of one dollar and the other consideration, hereinafter set forth,  
DOLLARS,

to me paid by St. Mark's Methodist Episcopal Church

in the State aforesaid, (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 St. Mark's Methodist Episcopal Church,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on Ethelridge Drive in that section of Greenville County known as Sans Souci, about two miles northwest of the City of Greenville, the said lot beginning at an iron pin on the southern edge of a six foot sidewalk running along said Ethelridge Drive, at the eastern corner of lot heretofore sold to said church, thence along said sidewalk running along Ethelridge Drive, N. 77-55 E. sixty (60) feet, to an iron pin; thence S. 12-05, one hundred (100) feet to an iron pin; thence S. 78-13 W., one hundred ninety-three and seven-tenths (193.7) feet, to an iron pin; thence N. 21-3/4 W., twenty-five (25) feet to an iron pin, on the southern side of said Church lot; also the strip of land between said Church lot and a six foot sidewalk running along Franklin Road.

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 house is to be erected nearer the said sidewalk running along Ethelridge Drive than twenty (20) feet.
3. No house is to be erected at a cost of less than twenty-five hundred dollars (\$2,500.00).
4. The property is not to be sold to any person of African descent.

This lot given to St. Mark's Methodist Episcopal Church in Memory of Ethel M. Perry by her son Ben F. Perry.

( thence along the line of Church lot, S. 78-25 E. 150 feet; thence N. 20-25 W. 75 feet to the beginning corner. H.M.P.