TITLE TO REAL ESTATE—G.T. 201 WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381—2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

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 ($10.00) and other valuable consideration, Dollars to me in hand paid at and before the sealing of these presents by T. C. Reece,

(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 T. C. Reece, the following lots of land in that section of Greenville County known as Sans Souci about three miles north of the City of Greenville near the New Buncombe Road, said lots being more particularly described as follows:-

(1) Beginning at an iron pin on the eastern edge of a five (5) foot sidewalk running along King Street, the rear corner of Lot numbered forty-three (43) facing Rogers Avenue, and thence N. 79-28 E. one hundred and twenty (120) feet to an iron pin; thence S. 10-17 E. fifty (50) feet to an iron pin, rear joint corner of lots numbered twelve (12) and thirteen (13); thence along the line of lot numbered thirteen (13), S. 79-28 W. one hundred and twenty (120) feet, to an iron pin on the eastern edge of said sidewalk running along King Street; thence along the eastern edge of said sidewalk, N. 10-17 W., fifty (50) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered twelve (12) on plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 95, which plat is hereby referred to and made a part hereof:- also,

(2) Beginning at an iron pin on the southern edge of a six (6) foot sidewalk running along Rogers Avenue, joint front corner of lots numbered forty-three (43) and forty-four (44), and running thence along said sidewalk, N. 79-28 E., fifty (50) feet, to an iron pin, joint front corner of lots numbered forty-four (44) and forty-five (45); thence along the line of lot numbered forty-three (45) S. 10-17 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered forty-four (44) and forty-five (45); thence S. 79-28 W., fifty (50) feet, to an iron pin, joint rear corner of lots numbered forty-three (43) and forty-four (44); thence along the line of lot numbered forty-three (43), N. 10-17 W., one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered forty-four (44), on plat recorded in the Office of Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part of this deed; also,

(3) Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along McMakin Drive and the western edge of a sidewalk running along King Street at the northwest corner of the intersection of said McMakin Drive and King Street, and running thence along the northern edge of said sidewalk running along McMakin Drive, S. 79-28 W., one hundred (100) feet, to an iron pin, joint front corner of lots numbered ninety-one (91) and ninety-two (92); thence along the line of lot numbered ninety-one (91), N. 10-17 W., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered ninety-one (91) and ninety-two (92); thence N. 79-28 E., one hundred (100) feet, to an iron pin, on the western edge of sidewalk running along King Street; thence along the western line of said sidewalk, S. 10-17 E., one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered ninety-two (92) and ninety-three (93) on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 32, 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 years from the date hereof:-~~

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the sidewalks running in front of said lots than twenty ~~(2) feet.~~
3. No residences are to be erected on any of said lots 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.~~