

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 dollars and other valuable considerations ~~X Dollars~~

to me.....in hand paid

at and before the sealing of these presents by.....

R. L. Simpson

(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

R. L. Simpson

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, said lot being on Blue Ridge Drive and having the following lines, courses and distances:-

Beginning at an iron pin on the southern side of a five (5) foot sidewalk running along Blue Ridge Drive, joint corner of Lots numbered thirty (30) and twenty-nine (29), and running thence along said sidewalk, N. 87-37 E., sixty (60) feet, to an iron pin, joint front corner of lots numbered twenty-nine (29) and twenty-eight (28); thence along the line of lot numbered twenty-eight (28), S. 5-50 E. one hundred and thirty-six and three tenths (136.3) feet, to an iron pin, joint rear corner of lots numbered twenty-nine (29) and twenty-eight (28); thence along the rear line of lot numbered sixty (60), S. 82-45 W. sixty (60) feet, to an iron pin, joint rear corner of lots numbered twenty-nine (29) and thirty (30); thence along the line of lot numbered thirty (30), N. 5-50 W., one hundred and forty one (141) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-nine (29) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" at page 45, 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 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 built on said lot at a cost of less than three thousand (\$3,000.00) dollars.
3. No house is to be erected on said lot nearer the southern edge of said sidewalk running along Blue Ridge Drive than twenty (20) feet.
4. Said property is not to be sold to any person of African descent.