

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 and other valuable considerations

to me in hand paid
at and before the sealing of these presents by
T. J. Wade and Nettie V. Wade

(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. J. Wade and Nettie V. Wade,

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

on Paris Mountain Avenue, in that section known as Sans Souci, about two miles north of the City of Greenville, 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 fourteen (14) and fifteen (15), and running thence along the southern edge of said sidewalk, N. 84-28 E. sixty (60) feet, to an iron pin, joint front corner of lots fifteen (15) and sixteen (16); thence along the line of lot sixteen (16), S. 13-55 E., one hundred and eighty-eight and four tenths (188.4) feet, to an iron pin, rear joint corner of lots fifteen (15) and sixteen (16); thence along the rear line of lot numbered seven (7), S. 80-00 W., thirty-five and six tenths (35.6) feet, to an iron pin, rear joint corner of lots fourteen (14) and fifteen (15); thence along the line of lot fourteen (14), N. 20-19 W. one hundred ninety-five and seven tenths (195.7) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifteen (15) on Plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 150, 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 purposes only.
- (2) No residence is to be build thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No residence 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.