

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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 Dollars

to me in hand paid
at and before the sealing of these presents by George Martin

(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
George Martin

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 situated on Belmont Avenue between Blue Ridge Drive and Paris Mountain Avenue, and having the following lines, courses and distances:-

Beginning at an iron pin on the eastern edge of a five (5) foot sidewalk running along Belmont Avenue, said pin being the rear corner of lot numbered forty-one (41) and lot numbered forty-two (42); and running thence along the rear lines of lots numbered forty (40) and forty-one (41), N. 87-45 E., one hundred and thirty-five (135) feet, to an iron pin, joint rear corner of lots numbered forty (40) and forty-two (42); thence along the rear line of lot numbered forty-nine (49) S. 5-50 E., fifty-five (55) feet, to an iron pin, joint rear corner of lots numbered forty-two (42) and forty-three (43); thence along the northern line of lot numbered forty-three (43), S. 87-45 W., one hundred and thirty-five (135) feet, to an iron pin on the eastern edge of said sidewalk on Belmont Avenue, said pin being the front corner of lots numbered forty-two (42) and forty-three (43); thence along the eastern edge of said side-walk, N. 5-50 W., fifty-five (55) feet, to an iron pin, the beginning corner, said lot being lot numbered forty-two (42) as shown 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 referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitutes 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 built thereon at a cost of less than twenty-five hundred dollars (\$2,500.00), with the exception that a garage may be built thereon at the rear of said lot to be used as a residence until the building restrictions are dispensed with.
- (3) No residence is to be built nearer the eastern edge of said sidewalk running along Belmont Avenue, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.