

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

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

.....in the State aforesaid,  
.....in consideration of the sum of  
ten dollars (\$10.00) and other valuable considerations ~~XXXXXX~~

to me .....in hand paid  
at and before the sealing of these presents by  
Lonnie R. Collins,

(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  
Lonnie R. Collins

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 on Blue Ridge Drive between Belmont Avenue and King Street, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of lots numbered two and three (2 and 3); thence with the northern edge of said sidewalk, S. 87-37 W., one hundred (100) feet, to an iron pin; thence N. 5-47 W., one hundred and fifty-nine (159) feet, more or less, to an iron pin in rear line of lot numbered one (1); thence N. 79-28 E. one hundred (100) feet, to an iron pin, joint rear corner of said lots two (2) and three (3); thence along the western line of lot numbered three (3), S. 5-47 E. one hundred and sixty-six and seven tenths (166.7) feet, to an iron pin, the beginning corner, said lot being known and designated as Lot numbered two (2), and the eastern thirty-five (35) feet of lot numbered one (1), as shown on plat of said property 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.

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 erected thereon at a cost of less than three thousand dollars (\$3,000.00), except a garage apartment on the rear thereof to cost not less than one thousand dollars (\$1,000.).
- (3) No house is to be erected thereon nearer the northern 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.