

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

..... in the State aforesaid,
..... in consideration of the sum of
one hundred and fifty (\$150.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
E. W. Sanford,

(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
E. W. Sanford,

All that certain piece, parcel or lot of land on Rogers Avenue in that section known as Sans Souci about three miles northwest of the City of Greenville, having the following metes and bounds:-

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, the joint corner of lots numbered ten (10) and eleven (11) and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint corner of lots numbered eleven (11) and twelve (12); thence along the line of lot numbered twelve (12), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, rear joint corner of lots eleven (11) and twelve (12); thence S. 79-28 W. fifty (50) feet to an iron pin, rear joint corner of lots numbered ten (10) and eleven (11); thence along the line of lot numbered ten (10), S. 10-17 E. one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being known and designated as Lot numbered Eleven (11) on plat of said property recorded in the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

Said property is sold with the following restrictions which constitute a part of the consideration thereof and are to be effective for a period of twenty (20) years from the date hereof.

- (1) Said property is to be used for residential purposes only.
- (2) No house is to be build nearer the sidewalk on Rogers Avenue than twenty (20) feet.
- (3) No residence is to be erected on said lot at a cost of less than one thousand, two hundred dollars (\$1,200.00).