

TITLE TO REAL ESTATE—G.T. 201

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 ~~XXXXXX~~

to me _____ in hand paid
at and before the sealing of these presents by
Ben F. Perry,

(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
Ben F. Perry,

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 the New Buncombe Road, said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the western side of the right-of-way of the New Buncombe Road, the northeastern corner of lot numbered one hundred (100), as shown on plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, and running thence along the line of lot numbered one hundred (100) and the rear lines of the lots facing McMakin Drive, S. 79-28 W., two hundred and fifty (250) feet to an iron pin; thence N. 33-31 W., seventy-five (75) feet, to an iron pin; thence N. 79-57 E., two hundred and fifty (250) feet, to an iron pin, on the right-of-way of the New Buncombe Road; thence along the right-of-way of the New Buncombe Road, S. 38-49 E., seventy-five (75) feet, to an iron pin, the beginning corner, the said lot being known and designated as lot numbered one (1), as shown on plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 33, which plat is hereby 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 years from the date hereof:-

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the western side of the right-of-way of the New Buncombe Road than seventy-five (75) feet.
3. No house is to be erected on said lot at a cost of less than three thousand dollars (\$3,000.00).
4. Said property is not to be sold to any person of African descent.