

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
Mrs. Eva Lorene Dickert

(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
Mrs. Eva Lorene Dickert

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

on the Perry Road, in that section known as Sans Souci, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along the Perry Road, said iron pin being the joint front corner of lots numbered twenty-five (25) and Sixty-three (63), and running thence along the northern edge of said sidewalk, S. 44-10 W., one hundred and twelve and four tenths (112.4) feet, to an iron pin, on the northern edge of a five foot sidewalk running along Paris Mountain Avenue; thence along the northern edge of said sidewalk on Paris Mountain Avenue, S. 84-28 W., nineteen and two tenths (19.2) feet to an iron pin, joint front corner of lots numbered sixty-one (61) and sixty-two (62); thence along the line of lot numbered sixty-one (61), N. 5-50 W., one hundred and sixty-one (161) feet, to an iron pin, joint rear corner of lots numbered sixty-one (61) and sixty-two (62); thence along the rear lines of lots numbered twenty-six (26) and twenty-seven (27) facing Blue Ridge Drive, N. 82-45 E., one hundred and twenty (120) feet, to an iron pin, on the western line of lot numbered twenty-five (25); thence along the line of lot numbered twenty-five (25), seventy-three and seven tenths (73.7) feet, to an iron pin, the beginning corner, said lots being lots numbered sixty-two (62) and sixty-three (63), as shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "C" at page 45, 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 house is to be built thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be built thereon nearer the northern edge of said sidewalk running along the Perry Road, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.