

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, George Martin and Kelley P. Martin, 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 J. C. Dickerson

(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
J. C. Dickerson

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 lines of lots
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 sidewalk, 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 hereby referred to and made a
part hereof.

And also the adjoining lot with 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 joint front corner of lots numbered forty-two
(42) and forty-three (43), and running thence along the line of lot numbered forty-two (42)
N. 87-45 E., one hundred and thirty-five (135) feet to an iron pin, joint rear corner of lots
numbered forty-two (42) and forty-three (43); thence along the rear line of lot numbered forty-
eight (48), S. 5-50 E. fifty-five (55) feet, to an iron pin, joint rear corner of lot numbered
forty-three (43) and forty-five (45); thence with the rear lines of lots numbered forty-five
(45) and forty-four (44), S. 87-45 W., one hundred and thirty-five (135) feet, to an iron pin,
joint corner of lots numbered forty-three (43) and forty-four (44); thence along the eastern
edge of said sidewalk on Belmont Avenue, N. 5-50 W., fifty-five (55) feet to an iron pin, the
beginning corner, said lot being known and designated as lot numbered forty-three (43) 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, with plat is hereby referred to and made a part hereof.

Said lots are in a restricted district, and are 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 residence is to be built thereon at a cost of less than two thousand, five hundred dollars, (\$2,500.00).
- (3) No house is to be built thereon 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.