

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Frances H. Whitworth

in the State aforesaid.
in consideration of the sum of Ten and no/100 DOLLARS,
and other valuable considerations

to me paid by J. W. James,

in the State aforesaid, (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. W. James, his heirs and assigns forever

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 of land having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, and the eastern edge of a five (5) foot sidewalk running along King Street, at the northeast intersection of the said King Street and Blue Ridge Drive, and running thence along the eastern edge of said sidewalk on King Street, N. 10-17 W., one hundred and twenty-seven and five tenths (127.5) feet to an iron pin, joint corner of lots thirteen (13) and fourteen (14); thence along the southern line of lot thirteen (13), N. 79-28 E. seventy (70) feet, to an iron pin, joint rear corner of lots fourteen and fifteen (14 and 15); thence along the line of lot fifteen (15), S. 5-44 E., one hundred and thirty-five (135) feet, to an iron pin front corner of lots fourteen (14) and fifteen (15); thence along the northern edge of said sidewalk on Blue Ridge Drive, S. 87-37 W. sixty (60) feet, to an iron pin, the beginning corner, said lot being lot numbered fourteen (14) on Plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "K", at page 303 which plat is 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 hereof, 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 to be built thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected nearer than twenty (20) feet of the northern edge of said sidewalk on Blue Ridge Drive.
- (4) Said property is not to be sold to any person of African descent.