

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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 ~~Other~~

to mein hand paid
at and before the sealing of these presents by
T. J. Wade and Nettie V. Wade

(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
T. J. Wade and Nettie V. Wade,

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

on Paris Mountain Avenue in the Sans Souci Section of Greenville County about two miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin in the middle of lot numbered sixteen (16) on Paris Mountain Avenue between Franklin Road and Beacon Street, said pin being on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue and being thirty (30) feet from the iron pin which is the joint corner of lots numbered sixteen (16) and Seventeen (17), and running thence along the southern edge of said sidewalk on Paris Mountain Avenue, S. 84-28 W. thirty (30) feet to an iron pin, joint front corner of lots numbered fifteen (15) and sixteen (16); thence along the eastern line of lot numbered fifteen (15), S. 13-55 E., one hundred and eighty-eight and four tenths (188.4) feet, to an iron pin, joint rear corner of said lots fifteen (15) and sixteen (16); thence along the rear line of lot numbered seven (7), N. 80-00 E., seventeen and eight tenths (17.8) feet, to an iron pin, thence in a direct line one hundred and eighty-six (186) feet, more or less to the beginning point on the southern edge of said sidewalk on Paris Mountain Avenue, said lot being one half of lot sixteen (16) as shown on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 150, 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 southern edge of said sidewalk on Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.