

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 (\$10.00) and other valuable considerations

to me in hand paid
at and before the sealing of these presents by P. L. Bruce

(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
P. L. Bruce

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,
on Ethelridge Drive at its intersection with Belmont Avenue, 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
Ethelridge Drive, in the center of lot numbered thirteen (13); and running thence through the
center of said lot thirteen, N. 5-35 W., one hundred and two and five tenths (102.5) feet, to
an iron pin in the southern line of lot fifteen (15); thence along the southern line of lot
fifteen (15), N. 84-28 E., eighty-three (83) feet, to an iron pin on the western edge of a five
(5) foot sidewalk running along Belmont Avenue, said pin being the joint corner of lots fourteen
(14) and fifteen (15); thence along the western edge of said sidewalk on Belmont Avenue, S. 5-
11 E., sixty-three (63) feet, to an iron pin; thence S. 46-15 E., fifty-two and two tenths
(52.2) feet to an iron pin on the northern edge of a five foot sidewalk running along Ethelridge
Drive; thence with said sidewalk, S. 84-28 W., one hundred and sixteen (116) feet, to an iron
pin, the beginning corner, said lot and one half being known and designated as lot numbered
fourteen (14) and the eastern half of lot thirteen (13) as shown on Plat of said property
recorded in the Office of the Register of Mesne Conveyance for Greenville County in plat Book
"B" at page 33, which plat is hereby referred to and made a part hereof:-

- (1) Said property is to be used for residential purposes only.
- (2) No residence is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) Any garage or out-houses erected on said property to be placed in the north-western corner thereof.

(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:-