

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Wesley Hester, of the County of Greenville

in the State aforesaid,
in consideration of the sum of

Seven hundred dollars (\$700.00)

Dollars

to me in hand paid

at and before the sealing of these presents by

Thomas B. Forrest

(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

Thomas B. Forrest

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

on McMakin Drive between Dukeland Drive and Belmont Avenue in that section known as Sans Souci, about two miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along McMakin Drive, joint front corner of lots one (1) and two (2); thence along the western line of lot one (1), S. 5-50 E., one hundred and forty-four and four tenths 144.4 feet, to an iron pin; thence S. 83-55 W., seventy-five (75) feet, to an iron pin; thence N. 5-50 W., one hundred and forty-four and four tenths (144.4) feet, to an iron pin on the southern edge of said sidewalk on McMakin Drive; thence along the southern edge of said sidewalk, N. 83-55 E. seventy-five (75) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered two (2) on Plat made by W. J. Riddle, August 1946, and being part of lots one hundred and sixteen (116) and one hundred and seventeen (117) on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "K" at page 92.

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 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 southern edge of said sidewalk running along McMakin Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.