

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

~~XROBMSX~~

to me in hand paid

at and before the sealing of these presents by

M. W. Scott

(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

M. W. Scott

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, at the northeast corner of the intersection of Darlington Avenue and Ethelridge Drive, said lot having the following lines, courses and distances:-

Beginning at an iron pin, on the northern edge of a five foot sidewalk running along Darlington Avenue, said pin being the joint front corner of lots numbered twenty-nine (29) and thirty (30) and running thence along the northern edge of said sidewalk, S. 53-30 W., sixty (60) feet, to an iron pin on the eastern edge of a five (5) foot sidewalk running along Belmont Avenue; thence along the eastern edge of said sidewalk, N. 50-33 W., sixty-five (65) feet to an iron pin; thence along said sidewalk, N. 5-11 W., one hundred and forty-eight and six tenths (148.6) feet, to an iron pin, joint corner of lots twenty-nine (29) and thirty (30); thence along the western line of lot twenty-nine (29), S. 36-30 E., one hundred and ninety-one and one tenths (191.1) feet, to an iron pin, the beginning corner, said lot being known and designated as Lot numbered thirty (30) on Plat of said property recorded in the Office of 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.

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 shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house shall be erected thereon nearer the northern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.