

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

~~XXXXXX~~

to me

in hand paid

at and before the sealing of these presents by

John M. Harrison

(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

John M. Harrison

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, on Ethelridge Drive between Beacon Street and Belmont Avenue, said lot 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, said pin being the joint front corner of lots numbered six (6) and seven (7) thence along the northern edge of said sidewalk, S. 84-28 W., fifty-six (56) feet, to an iron pin, joint front corner of Lots five (5) and six (6); thence along the the eastern line of lot five (5) and the rear line of lot three (3), N. 5-35 W., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin, rear corner of lots six (6) and twenty-five (25); thence along the rear line of lot twenty-five (25), N. 84-28 E., fifty-six (56) feet to an iron pin, rear corner of lots six (6) and seven (7); thence along the western line of lot seven (7), S. 5-35 E., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered six (6) 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.

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 three thousand dollars (\$3,000.00).
- (3) No house shall be erected thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.