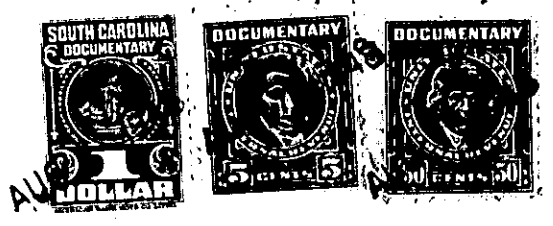


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

AUG 7 11 26 AM 1948

OLLIE FARNSWORTH
R. M.C.



For True Consideration See Affidavit
Book 11 Page 169

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 Eugene H. Edwards, in hand paid at and before the sealing of these presents by Eugene H. Edwards, (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 Eugene H. Edwards,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Ethelridge Drive between the Franklin Road and Beacon Street, 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 on the southern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered four (4) and five (5); thence along the southern edge of said sidewalk, N. 78-36 E., sixty (60) feet, to an iron pin, joint front corner of lots five (5) and six (6); thence S. 5-35 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots five (5) and six (6); thence S. 78-36 W., sixty (60) feet, to an iron pin, joint rear corner of lots four and five (4 and 5); thence along the eastern line of lot four (4), N. 5-35 W., one hundred and fifty (150) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered five (5) on Plat 8 said property recorded in the Office of the Register of Mesne Conveyance in Plat Book "B" at page 63, 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 twenty-five hundred dollars (\$2,500.00.).
- (3) No house shall be erected thereon nearer the southern 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.

169-8-7