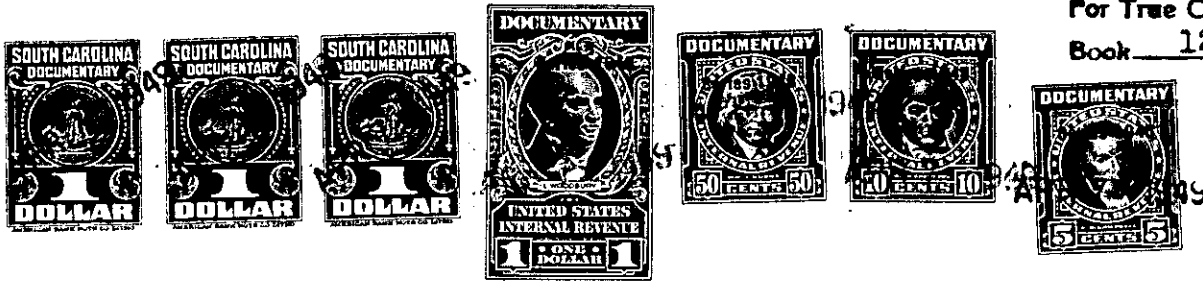


1917 8:30 AM

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

For True Consideration See Affidavit  
Book 12 Page 26



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 Frances H. Jones, (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 Frances H. Jones,

all that piece/parcel/or lot of land in Greenville Township, Greenville County, State of South Carolina, on King Street at its intersection with Dukeland Avenue, in the Sans Souci section of Greenville County 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 eastern edge of a five (5) foot sidewalk running along King Street at its intersection with Dukeland Drive, and the southern edge of a five foot sidewalk running along Dukeland Drive at the southeastern corner of its intersection with King Street, and running thence along the southern edge of said sidewalk running along said Dukeland Drive, N. 57-08 E., one hundred and four and three tenths (104.3) feet, to an iron pin, corner of lot numbered one (1); thence S. 37-12 E., two hundred and eighteen (218) feet, to an iron pin, rear corner of lot numbered three (3); thence S. 49-40 W., one hundred and five and three tenths (105.3) feet, to an iron pin on the eastern edge of said sidewalk running along King Street, front corner of lot three (3); thence along the eastern edge of said sidewalk, N. 36-32 W., two hundred and thirty-one (231) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered one (1), two (2) and three (3), on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "9" at page 49, 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 effected thereon nearer than ten feet of said sidewalk running along King Street as to lots numbered two (2) and three (3), and ten feet of said sidewalk running along Dukeland Drive as to lot one (1), and five (5) feet of said sidewalk on King Street as to lot one (1).
- (4) Said property shall not be sold to any person of African descent.

167-1-35-36+37