

THE STATE OF SOUTH CAROLINA, } OLLIE FARNSWORTH For True Consideration See Affidavit
COUNTY OF GREENVILLE, } R.M.C. Dec: 14 1958

KNOW ALL MEN BY THESE PRESENTS. That I, Ben. F. Perry, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valuable considerations, to me in hand paid at and before the sealing of these presents by J. W. Pitts, (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 J. W. Pitts,

all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Earnshaw Avenue between Skyland Drive and Merrilat Avenue, in that Sub-Division known as Sans Souci Heights, situate about four miles north of the City of Greenville on the New Buncombe Road, said lots being known as lots numbered fifty-four (54), fifty-five (55), fifty-six (56) fifty-seven (57) and fifty-eight (58), on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Z" at page 53, which Plat is hereby referred to for a full description thereof.

Said property 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 five thousand dollars (\$5,000.00.).
- (3) No house shall be erected thereon nearer the western edge of said sidewalk running along Earnshaw Avenue than twenty (20) feet.

04-4-57 thru 61

The Grantee, J. W. Pitts assumes the mortgage of five hundred dollars (\$500.00.) on each lot payable to Frances T. Tindal, et al., Trustee.

The contract to purchase said lots entered into by the parties hereto recorded in Book 424 at page 323, is hereby cancelled.

The above described land is a part of the same conveyed to me by Frances T. Tindal, et al., and E. Inman, Master, on the third day of January, 19 50, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 399 Pages 236 and 215.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said J. W. Pitts, his Heirs and Assigns forever.

See Deed Book 440 Page 158 for Release of Mortgage