TITLE TO REAL ESTATE.—G.T. 201 37838 PROVENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Perry, Trustee, in the State aforesaid, in consideration of the sum of One Hundred and Sixty-five ($165.00) DOLLARS to me in hand paid at and before the sealing of these presents by Everett A. Nicolson (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 Everett A. Nicholson, all that certain lot of land in that Section known as Sans Souci, on Rogers Avenue, and being more fully described as follows:-

Beginning at an iron pin on the northern side of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered twenty-six (26) and twenty-seven (27); thence along said sidewalk, N. 79-28 E. ninety (90) feet to an iron pin on the right-of-way of the New Buncombe Road; thence along the said right-of-way, N. 35-17 W. one hundred sixty-five and two tenths (165.2) feet, to an iron pin; thence S. 79-28 W. twenty (20) feet to an iron pin, rear corner of lots numbered twenty-six (26) and twenty-seven (27); thence with line of lot numbered twenty-six (26) S. 10-17 E. one hundred and fifty (150) feet to an iron pin, the beginning corner, said lot being designated as lot numbered twenty-seven (27) on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part of this deed.

Said lot is sold with the following restrictions which constitute a part of the consideration and are to be effective for a period of twenty (20) years from the date hereof:-

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the sidewalk on Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said property at a cost of less than fifteen hundred dollars ($1,500.00).