

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
three hundred (\$300.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
J. Hudson Williams

(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. Hudson Williams.

All that certain piece, parcel or lot of land on Rogers Avenue, in that section of Greenville County known as Sans Souci, the same being known and designated as lot numbered thirty-seven (37) on plat of said property recorded in the office of the Register of Mesne Conveyance which plat is hereby referred to and made a part of this deed, the said lot having the following lines, courses, and distances, to-wit:-

Beginning at an iron pin on the southern side of a six foot sidewalk running along Rogers Avenue, joint corner of lots numbered thirty-six (36) and thirty-seven (37), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint corner of lots numbered thirty-seven (37) and thirty-eight (38); thence along the line of lot numbered thirty-eight (38) S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered thirty-seven (37) and thirty-eight (38); thence S. 79-28 W. fifty (50) feet to an iron pin, joint rear corner of lots numbered thirty-six (36) and thirty-seven (37); thence with the line of lot numbered thirty-six (36), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, the begining corner.

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 is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the sidewalk running along Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said lot at a cost of less than two thousand dollars (\$2,000.00)
4. The property is not to be sold to any person of African descent.