

TITLE TO REAL ESTATE

DETA PRINTING CO., GREENVILLE, S. C.

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
ten dollars (\$10.00) and other valuable considerations.....

to me.....In hand paid
at and before the sealing of these presents by James J. Ward

(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 James J. Ward

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,
in that section known as Sans Souci, about two miles north of the city of Greenville, on the
northern side of Ethelridge Drive between Beacon Street and Belmont Avenue, said lot having
the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered six (6) and seven (7), and running thence along the eastern line of lot six (6), N. 5-35 W., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin, joint rear corner of lots six (6) and seven (7); thence along the rear line of lot twenty-four (24), N. 84-28 E., fifty-six (56) feet to an iron pin, joint rear corner of lots seven (7) and twenty-four (24); thence along the western lines of lots twenty-three (23) and lot eight* (8), S. 5-35 E., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin on the northern edge of said sidewalk running thence along Ethelridge Drive, said pin being the joint front corner of lots seven (7) and eight (8); thence along the northern edge of said sidewalk S. 84-28 W., fifty-six (56) feet to an iron pin, the beginning corner, said lot being known and designated as lot number seven (7) in Plat of said property recorded in the Office of the Register of Meane Conveyance for Greenville County in Plat Book "B" at page 33, 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 is to be used for residential purposes only.
- (2) No residence is to be built thereon at a cost of less than three thousand dollars (\$3,000.00)
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.