

STATE OF SOUTH CAROLINA,
Greenville County }

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 and other valuable consideration,

to me
in hand paid
at and before the sealing of these presents by
Hall & Cox

(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
Hall & Cox

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as lot numbered thirty-eight (38), in the Perry Development, in that section of Greenville County, known as Sans Souci, about two miles north of the City of Greenville, near the New Buncombe Road, the same being on Rogers Avenue, and having the following lines, courses and distances:-

Beginning at an iron pin, joint front corner of lots numbered thirty-seven (37) and thirty-eight (38), on the southern side of a six (6) foot sidewalk running along Rogers Avenue; thence with the said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin, joint front corner of lots numbered thirty-eight (38) and thirty-nine (39); thence with the line of lot numbered thirty-nine (39), S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots numbered thirty-eight (38) and thirty-nine (39); thence S. 79-28 W., fifty (50) feet to an iron pin, joint rear corner of lots numbered thirty-seven (37) and thirty-eight (38); thence with the line of lot numbered thirty-seven (37), N. 10-17 W., one hundred and fifty (150) feet to an iron pin, the beginning corner, said lot being shown on plat 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 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.

Said property is to be used for residential purposes only.

No house is to be built nearer the southern side of said sidewalk running along Rogers Avenue than twenty (20) feet.

No house is to be erected thereon at a cost of less than two thousand dollars (\$2,000.00).

The property is not to be sold to any person of African descent.