

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County

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 and other valuable consideration, ~~XXXXXX~~

to me _____ in hand paid
at and before the sealing of these presents by
Alvin C. Pearson

(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
Alvin C. Pearson,

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 New Buncombe Road, said lot having the following lines, courses and distances, to-wit:

Beginning at an iron pin on the right-of-way of the New Buncombe Road, northeastern corner of lot numbered one hundred (100), as shown on Plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, and running thence along the line of said lot one hundred (100) and the rear lines of lots facing McMakin Drive, S. 79-28 W., two hundred and fifty (250) feet to an iron pin; thence N. 33-31 W. seventy-five (75) feet, to an iron pin; thence N. 79-57 E., two hundred forty-three and eight tenths (243.8) feet, to an iron pin, on the right-of-way of the New Buncombe Road; thence along the right-of-way of the New Buncombe Road, S. 38-49 E., seventy-five (75) feet, to an iron pin, the beginning corner, the said lot being known and designated as Lot Numbered one (1), as shown on the plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at pages ³² and 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 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 western edge of the right-of-way of the New Buncombe Road than seventy-five (75) feet.
3. No house is to be erected on said lot at a cost of less than three thousand dollars (\$3,000.00).
4. Said property is not to be sold to any person of African descent.