

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 valueable considerations ~~XXXXXX~~

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

Leila Nicoll

(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
Leila Nicoll,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the corner of the Franklin Road and Ethelridge Drive in that section of Greenville County known as Sans Souci, about two miles north of the City of Greenville, 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 at its intersection with the Franklin Road, and ruming thence along the said Franklin Road, N. 21-23 W. seventy-two and one tenth (72.1) feet to an iron pin, joint corner of lots numbered four (4) and five (5); thence with the line of lot numbered four (4), N. 68-45 E., one hundred and ninety-seven and eight tenths (197.8) feet to an iron pin, rear corner of lots numbered four (4) and five (5); thence S. 9-26 E. one hundred and two and three tenths (102.3) feet, to an iron pin on the northern edge of a five (5) foot sidewalk running along Ethelridge Drive, thence along the said sidewalk, S. 77-55 W. one hundred seventy-nine and three tenths (179.3) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered five (5), on Plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 150, 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 house is to be erected on said property nearer than thirty (30) feet from the property line along Franklin Road.
3. No residence is to be erected on said property 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.