

TITLE TO REAL ESTATE

KEYS 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
Franklin T. Hester and Pauline C. Hester,

(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
Franklin T. Hester and Pauline C. Hester,

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 Paris Mountain Avenue between the Perry Road and Newland 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 Paris Mountain Avenue, said pin being the joint front corner of lots numbered fifty-six (56) and fifty-seven (57), and running thence along the northern edge of said sidewalk, S. 84-28 W. sixty (60) feet, to an iron pin, joint front corner of lots fifty-five (55) and fifty-six (56); thence along the eastern line of lot fifty-five (55), N. 5-50 W. one hundred and fifty and two tenths (150.2) feet, to an iron pin, rear corner of said lots fifty-five (55) and fifty-six (56); thence along the rear line of lot thirty-three (33), N. 82-45 E. sixty (60) feet, to an iron pin, joint rear corner of lots fifty-six (56) and fifty seven (57); thence along the western line of lot fifty-seven (57), S. 5-50 E. one hundred and fifty-two (152) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifty-six (56) on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" at page 45, 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 built thereon nearer the northern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent