

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 James Y. Busbin

(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 Y. Busbin

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, said lot being on the southern side of Ethelrdige Drive between Beacon Street and Belmont Avenue, and having the following lines, courses and distances:

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Ethelrdige Drive, said pin being the joint front corner of lots numbered fourteen (14) and fifteen (15), and running thence along the southern edge of said sidewalk, N. 84-28 E. sixty (60) feet, to an iron pin, joint front corner of lots thirteen (13) and fourteen (14) thence along the western line of lot thirteen (13), S. 5-35 E., one hundred and ten (110) feet, to an iron pin, joint rear corner of lots thirteen (13) and fourteen (14); thence S. 84-28 W. sixty (60) feet, to an iron pin, joint rear corner of lots fourteen (14) and fifteen (15); thence along the eastern line of lot fifteen (15), N. 5-35 W., one hundred and ten (110) feet to an iron pin, the beginning corner, said lot being known and designated as lot number fourteen (14) on Plat of said property made by W. J. Riddle, March 1946, which is to be recorded.

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 southern edge of said sidewalk running along Ethelrdige Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.