

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 considerations, Dollars

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

(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  
Frances H. Jones

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 New Buncombe Road opposite Dreamland, and having the following lines, courses and distances:-

Beginning at an iron pin on the right-of-way of the New Buncombe Road, the same being the joint front corner of lots numbered five (5) and six (6), and running thence along the line of lot numbered five (5), S. 50-50 W., two hundred (200) feet, to an iron pin, the same being the rear southern corner of lot numbered six (6); thence N. 39-10 W. seventy (70) feet, to an iron pin, joint rear corner of lots numbered six (6) and seven (7); thence along the southern line of lot numbered seven (7), N. 50-50 E., two hundred (200) feet to an iron pin, on the right-of-way of the New Buncombe Road, the same being the front corner of lots numbered six (6) and seven (7); thence along the line of the right-of-way of the New Buncombe Road, S. 39-10 E., seventy (70) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered six (6) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 144, which plat is hereby referred to and made a part of this deed.

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 erected on said property nearer the New Buncombe Road than the residence now on lot five (5)

3. No house is to be erected on said lot at a cost of less than four thousand dollars (\$4,000.00).

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

5. Said property is sold subject to the easement of the South Carolina Highway Department to beautify a strip of fifty feet in width next to its right-of-way in front of said lot.