

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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

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..... in the State aforesaid,
..... in consideration of the sum of
ten dollars and other valuable considerations

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

(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
Kelley P. Martin

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.
on Belmont Avenue in that section 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 eastern edge of a five (5) foot sidewalk running along Belmont Avenue, said pin being the joint front corner of lots numbered forty-two (42) and forty-three (43), and running thence along the line of lot numbered forty-two (42), N. 87-45 E., one hundred and thirty-five (135) feet to an iron pin, joint rear corner of lots forty-two (42) and forty-three (43); thence along the rear line of lot numbered forty-eight (48), S. 5-50 E. fifty-five (55) feet, to an iron pin, joint rear corner of lots numbered forty-three (43) and forty-five (45); thence with the rear lines of lots numbered forty-five (45) and forty-four (44), S. 87-45 W. one hundred and thirty-five (135) feet, to an iron pin, joint corner of lots numbered forty-three (43) and forty-four (44); thence along the eastern edge of said sidewalk on Belmont Avenue, N. 5-50 W., fifty-five (55) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered forty-three (43) 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 two thousand, five hundred dollars (\$2,500.00).
- (3) No house is to be built thereon nearer the eastern edge of said sidewalk running along Belmont Avenue, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.