

TITLE TO REAL ESTATE

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 and other valuable considerations (Actual Consideration \$500.00) Dollars

to me \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by Wm. Earle Emory \_\_\_\_\_

(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  
Wm. Earle Emory \_\_\_\_\_

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 Blue Ridge Drive, at the corner of said Blue Ridge Drive and Newland Avenue, said lot having the following lines, courses and distances:

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Blue Ridge Drive, and the western edge of a five (5) foot sidewalk running along Newland Avenue, and running along the western edge of said sidewalk on Newland Avenue, S. 5-50 E., one hundred and thirty (130) feet, to an iron pin, joint corner of lots thirty-eight (38) and forty-nine (49); thence with the northern line of lot numbered forty-nine (49) S. 87-45 W., sixty (60) feet to an iron pin, joint rear corner of lots numbered thirty-eight (38) and thirty-nine (39); thence with the eastern line of lot thirty-nine (39), N. 5-50 W., one hundred and thirty (130) feet to an iron pin on the southern edge of said sidewalk running along Blue Ridge Drive, said pin being the joint front corner of lots numbered thirty-eight (38) and thirty-nine (39); thence along the southern edge of said sidewalk on Blue Ridge drive, N. 87-45 E., sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirty-eight (38) 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 southern edge of said sidewalk running along Blue Ridge Drive than twenty (20) feet.
- (4) No garage or outbuilding is to be built thereon nearer the western edge of said sidewalk running along Newland Avenue, than thirty (30) feet.
- (5) Said property is not be be sold to any person of African descent.