

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, heretofore on the 17th day of July 1945, Hext M. Perry, Trustee, conveyed lot numbered three (3) on the Franklin Road to J. W. Cannon, said deed being recorded in the R.M.C. Office for said Greenville County in Volume 278 at page 270; and

Whereas, there was an error in the description of said lot and a mistake in the attestation clause of the witnesses to said deed;

Now, therefore this deed is made to correct said errors.

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 one dollar and other valuable considerations

DOLLARS

to me

in hand paid, at and before the sealing of these presents by

J. W. Cannon

in the State aforesaid, 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 J. W. Cannon

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the Franklin Road in that section known as Sans Souci, between Paris Mountain Avenue and Ethelridge Drive, said lot having the following lines, courses and distances:-

Beginning at an iron pin at the northwest corner of lot numbered three (3), said pin being on the eastern edge of a five (5) foot sidewalk running along Franklin Road; thence N. 68-45 E. two hundred and fourteen (214) feet, to an iron pin; thence with the western line of lot numbered fourteen (14), S. 20-19 E. sixty-eight (68) feet to an iron pin, joint rear corner of Lots Numbered three (3) and four (4); thence with the northern line of lot numbered four (4), S. 68-45 W. two hundred and thirteen and one tenth (213.1) feet, to an iron pin on the eastern edge of said sidewalk running along Franklin Road; thence along the eastern edge of said sidewalk N. 21-23 W. sixty-eight (68) feet, to an iron pin, the beginning corner, Said lot being known and designated as lot numbered three (3) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 150, 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 house is to be built thereon at a cost of less than three thousand five hundred dollars (\$3,500.00).
- (3) No house is to be built thereon nearer the eastern edge of said sidewalk running along Franklin Road then thirty (30) feet.
- (4) Said property is not to be sold to any person of African descent.