

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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..... Dollars

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

A. A. Broadnax and Sarah I. Broadnax

(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

A. A. Broadnax and Sarah I. Broadnax,

All that piece, parcel or lot of land in Greenville.....Township, Greenville County, State of South Carolina.

on Blue Ridge Drive between Newland Avenue and the Perry Road 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 southern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of lots numbered thirty-one (31) and thirty-two (32), and running thence along the western line of lot thirty-one (31), S. 5-50 E. one hundred and fifty two and seven tenths (152.7) feet, to an iron pin, joint rear corner of said lots thirty-one (31) and thirty-two (32); thence along the rear line of lot numbered fifty seven (57), S. 82-45 W. sixty (60) feet, to an iron pin, rear joint corner of lots numbered thirty-two (32) and thirty-three (33); thence along the eastern line of lot numbered thirty-three, N. 5-50 W. one hundred and fifty-eight (158) feet, to an iron pin, joint front corner of lots thirty-two (32) and thirty-three(33); thence along the southern edge of said sidewalk running along Blue Ridge Drive, N. 87-37 E. sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirty-two (32), 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) Said property is not to be sold to any person of African descent.