

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

.....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 Wesley Hester

(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 Wesley Hester

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 McMakin Drive, between Belmont Avenue and Dukeland Drive, 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 McMakin Drive, said pin being the joint front corner of lots numbered one hundred and sixteen (116) and one hundred and seventeen (117), and running thence along the western line of lot numbered one hundred and sixteen (116), S. 5-50 E., two hundred and four and four tenths (204.4) feet, to an iron pin, joint rear corner of said lots one hundred and sixteen (116) and one hundred and seventeen (117); thence S. 83-55 W. fifty (50) feet, to an iron pin, joint rear corner of lots one hundred and seventeen (117) and one hundred and eighteen (118); thence with the eastern line of lot numbered one hundred and eighteen (118), N. 5-50 W., two hundred and four and four tenths (204.4) feet, to an iron pin, joint front corner of said lots one hundred and seventeen (117) and one hundred and eighteen (118); thence along the southern edge of said sidewalk running along McMakin Drive, N. 83-55 E., fifty (50) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered one hundred and seventeen (117) as shown on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 92, 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 dollars (\$2,000.00)

No residence is to be erected thereon nearer the southern edge of said sidewalk running along McMakin Drive than twenty (20) feet.

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