

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 (\$10.00) and other valuable considerations ~~XXXXXX~~

.....
.....

to mein hand paid
at and before the sealing of these presents by

Henry B. McKoy Company

(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
Henry B. McKoy Company,

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

in that section known as Sans Souci, about two miles north of the City of Greenville, on Ethelridge Drive, at the northwestern corner of the intersection of said Drive and Beacon Street, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a five (5) foot sidewalk running along Beacon Street, and the northern edge of a five (5) foot sidewalk running along Ethelridge Drive, and running thence along the northern edge of said sidewalk on Ethelridge Drive, S. 77-55 W. sixty (60) feet, to an iron pin, joint front corner of lots numbered eleven (11) and twelve (12); thence with the eastern line of lot numbered eleven (11), N. 5-33 W., one hundred and sixty-four and seven tenths (164.7) feet, to an iron pin, joint rear corner of lots eleven and twelve (11 and 12); thence with the rear line of lot numbered twenty-one (21), N. 80-00 E., sixty (60) feet, to an iron pin on the western edge of said sidewalk running along Beacon Street, said pin being the joint corner of lots twelve (12) and twenty-one (21); thence along the western edge of said sidewalk, S. 5- 35 E., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin, the beginning corner, said lot being known and designated at lot numbered twelve (12) 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 residence is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00)
- (3) No house is to be built thereon nearer the northern edge of said sidewalk running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.