

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

~~xxxxxx~~

to me .....in hand paid  
at and before the sealing of these presents by S. W. Austin, Jr.

(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  
S. W. Austin, Jr.

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, 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 eastern edge of a five (5) foot sidewalk running along Franklin Road, said pin being the joint front corner of the Church lot and lot numbered one (1); and running thence along the southern line of the Church lot, N. 78-13 E., two hundred and thirty and seven tenths (230.7) feet, to an iron pin; thence S. 17-22 E., seventy-five (75) feet, to an iron pin; thence S. 78-13 W., two hundred and thirty and seven tenths (230.7) feet, to an iron pin, on the southern edge of said sidewalk running along the Franklin Road; thence along the southern edge of said sidewalk, N. 17-22 W., seventy-five (75) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered one (1) on plat made by W. J. Riddle dated November 1, 1945, Book "B" page 63.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitutes 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 thirty-five hundred dollars (\$3,500.00)
- (3) No house is to be built thereon nearer the southern edge of said sidewalk on the Franklin road than thirty (30) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) Said lot is sold subject to the right-of-way of the Duke Power Company in the front thereof.