

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. B. E. Bailey

in the State aforesaid,
in consideration of the sum of

Twelve Hundred and fifty dollars and no/100 (\$1250.00)

Dollars

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

(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
Ella R. Batson, her heirs and assigns forever:

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 the southwest corner of the intersection of McMakin Drive and King Streets, the said lots 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, and the western edge of a five foot sidewalk running along King Street; thence along the western edge of said sidewalk of King Street, S. 10-17 E. one hundred and fifty (150) feet, to an iron pin, rear joint corner of lots sixty-seven (67) and fourteen (14); thence along the rear lines of lots thirteen (13) and fourteen (14); S. 79-²⁸38 W. one hundred (100) feet to an iron pin, joint rear corner of lots sixty-eight (68) and sixty-nine (69); thence along the eastern line of lot sixty-nine (69), N. 10-17 W. one hundred and fifty (150) feet, to an iron pin on the southern edge of said sidewalk running along McMakin Drive, joint front corner of lots sixty-eight (68) and sixty-nine (69); thence along the southern edge of said sidewalk on McMakin Drive, N. 79-28 E., one hundred (100) feet, to an iron pin, the beginning corner, said lots being lots numbered sixty-seven (67) and sixty-eight (68) according to plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book I at page 33, 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 therefore, 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 two thousand dollars (\$2,000.00).
- (3) No house is to be built thereon nearer than twenty (20) feet of the southern edge of said sidewalk running along McMakin Drive.
- (4) Said property is no to be sold to any person of African descent.