

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE 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 (\$10.00) and other valuable considerations

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

(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
J. T. Morgan

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 North Franklin Road between Berkley Avenue and McCall Street, 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 North Franklin Road, said pin being the joint front corner of lots numbered three (3) and four (4), and running thence along the southern line of lot three (3), S. 80-52 E., one hundred and fifty (150) feet, to an iron pin, joint rear corner of lots three (3) and four (4); thence S. 19-32 W., sixty (60) feet, to an iron pin; thence N. 80-52 W., one hundred and fifty (150) feet, to an iron pin, on the eastern edge of said sidewalk running along the North Franklin Road; thence along the eastern edge of said sidewalk, N. 19-32 E., sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered four (4) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book Q at page 27, 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 four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the eastern edge of said sidewalk running along the North Franklin Road than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) It is understood and agreed that a garage apartment may be erected at the rear of said lot to cost not less than eight hundred dollars (\$800.00)