

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. B. Sprouse

(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. B. Sprouse

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 Blue Ridge Drive between Newland Avenue and the Perry Road, 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 Blue Ridge Drive, said pin being the joint front corner of Lots Numbered thirty-three (33) and thirty-four (34), and running thence along the southern edge of said sidewalk, N. 87-37 E., sixty (60) feet, to an iron pin, joint front corner of lots thirty-two (32) and thirty-three (33); thence along the western line of lot thirty-two (32), S. 5-50 E., one hundred and fifty-eight (158) feet, to an iron pin, joint rear corner of said lots thirty-two (32) and thirty-three (33); thence along the rear line of lot fifty-six (56), S. 82-45 W., sixty (60) feet, to an iron pin, rear joint corner of said lots thirty-three (33) and thirty-four (34); thence along the western line of lot thirty-four (34), N. 5-50 W. one hundred sixty-three and five tenths (163.5) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirty-three (33) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" at page 45, which plat is hereby referred to and made a part hereof.

Said property is in a restricted distance, 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 erected thereon nearer the southern edge of said sidewalk running along Blue Ridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.