

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Ida Major, of the County of Greenville,

in the State aforesaid,
in consideration of the sum of
Six Hundred Fifty and No/100 Dollars

to me in hand paid
at and before the sealing of these presents by H. W. Garmon

(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
H. W. Garmon

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 Ethelridge Drive between the Franklin Road and Beacon Street, said lot having the following lines, courses and distances:

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered six (6) and seven (7); thence along the northern edge of said sidewalk, S. 77-55 W., sixty (60) feet to an iron pin, joint corner of lots five (5) and six (6); thence along the rear lines of lots four (4) and five (5), N. 9-26 W., one hundred and seventy-six and eight tenths (176.8) feet, to an iron pin, joint rear corner of lots four (4) and six (6); thence along the rear lines of lot fourteen (14), N. 80-00 E., sixty (60) feet, to an iron pin, joint rear corner of said lots six (6) and seven (7); thence along the western line of lot seven (7), S. 9-25 E., one hundred and seventy-four and six tenths (174.6) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered six (6) 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 built thereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be erected 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.

Grantee is to pay taxes on above property for 1946.