

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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,

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.....

..... in the State aforesaid,
..... in consideration of the sum of
ten dollars (\$10.00) and other valuable considerations ~~XXXX~~

to me in hand paid
at and before the sealing of these presents by Mrs. Carene F. Gurley

(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
Mrs. Carene F. Gurley

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on Ethelridge Drive between Beacon Street and Belmont Avenue 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 northern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered eight (8) and nine (9); thence along the eastern line of lot eight (8), N. 5-35 W., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin; thence along the rear line of lot twenty-two (22), N. 84-28 E., sixty (60) feet, to an iron pin, joint rear corner of lots nine (9) and ten (10); thence along the western line of lot ten (10), S. 5-35 E., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin on the northern edge of said sidewalk running along Ethelridge Drive; thence along the northern edge of said sidewalk, S. 84-28 W., sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered nine (9) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" 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 therefor, and shall be effective for a period of twenty-five 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 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.
- (5) It is expressly understood and agreed between the parties hereto that the grantee herein may erect a garage apartment on said lot to cost not less than one thousand dollars (\$1,000.00.).