

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

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

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

(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.....  
R. T. Cantrell

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

in that section of Greenville County known as Sans Souci about two miles north of the City of Greenville on Ethelridge Drive between Beacon Street and Belmont Avenue, 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 Ethelridge Drive, said pin being the joint front corner of lots numbered eighteen (18) and nineteen (19); and running thence along the southern edge of said sidewalk, N. 84-28 E. ninety (90) feet, to an iron pin in the middle of lot seventeen (17); thence along the middle of lot seventeen (17); S. 5-35 E. one hundred and ten (110) feet to an iron pin; thence along the rear line of lot seven (7), S. 84-28 W. thirty (30) feet, to an iron pin; thence along the eastern line of lot eighteen (18), S. 5-35 E., fifty five (55) feet, to an iron pin, the rear corner of lots seven (7) and eighteen (18); thence along the rear line of lot six (6), S. 84-28 W., sixty (60) feet to an iron pin, rear corner of lots eighteen (18), and nineteen (19); thence along the eastern line of lot nineteen (19), N. 5-35 W., one hundred and sixty-five (165) feet to an iron pin, the beginning corner, said lot and one half being known and designated as lot numbered eighteen (18) and the western half of lot seventeen (17) as shown on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book Q at page 25, 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 three thousand dollars (\$3,000.00).
- (3) No house is to be erected thereon nearer the southern 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.