

TITLE TO REAL ESTATE

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,
ten dollars (\$10.00) and other valuable considerations ----- in consideration of the sum of

XXXXXX

to me in hand paid
at and before the sealing of these presents by Lee Mc Donald and Lula McDonald

(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
Lee McDonald and Lula McDonald

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

on Paris Mountain Avenue between Beacon Street and Belmont Avenue, in that section known as Sans Souci, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered one (1) and twenty-six (26); and running thence along the southern edge of said sidewalk, N. 84-28 E. fifty-six (56) feet, to an iron pin, joint front corner of lots numbered twenty-five (25) and twenty-six (26); thence along the western line of lot twenty-five (25), S. 5-35 E., one hundred and two and five tenths (102.5) feet, to an iron pin, rear corner of lots two (2) and twenty-six (26); thence along the northern line of lot two (2), S. 84-28 W., fifty-six (56) feet to an iron pin, joint rear corner of lots one (1) and twenty-six (26); thence along the eastern line of lot one (1), N. 5-35 W., one hundred and two and five tenths (102.5) feet, to an iron pin, the beginning corner, said lot being known and designated as lot number twenty-six (26) on Plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book "B" at page 33, which plat is hereby referred to and made a part hereof.

And also lot numbered two (2) on Beacon Street with the following lines, courses and distances:-

Beginning at an iron pin on the eastern edge of a five (5) foot sidewalk running along Beacon Street, said pin being the joint corner of lots one (1) and two (2), and running thence along the rear lines of lots one (1) and twenty-six (26) N. 84-28 E., one hundred and twelve and five tenths (112.5) feet, to an iron pin, in western line of lot twenty-five (25); thence with the line of lot twenty-five (26), S. 5-35 E., sixty (60) feet, to an iron pin, joint rear corner of lots two (2) and three (3); thence with the northern line of lot three (3), S. 84-28 W., one hundred and twelve and five tenths (112.5) feet, to an iron pin on the eastern edge of a five (5) feet sidewalk running along Beacon Street; thence along the eastern edge of said sidewalk, N. 5-35 W., sixty (60) feet to an iron pin the beginning corner, said lot being known and designated as lot numbered two (2) on Plat of said property recorded in the R.M.C. Office 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 therefore, 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 on lot twenty-six (26) near the southern edge of said sidewalk running along Paris Mountain Avenue, than twenty (20) feet.
- (4) No house is to be erected thereon on lot two (2) nearer the eastern edge of said sidewalk running along Beacon Street than twenty (20) feet.
- (5) Said property is not to be sold to any person of African descent.