

TITLE TO REAL ESTATE

PROVENCE-JARRARD CO.-GREENVILLE 56557

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 Carrie J. Ward

(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  
Carrie J. Ward

All that piece, parcel or lot 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 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 Paris Mountain Avenue said pin being the joint front corner of lots numbered nineteen (19) and twenty (20), and running thence along the western line of lot nineteen (19), S. 5-35 E., one hundred and sixty-two and five tenths (162.5) feet to an iron pin, joint rear corner of lots nineteen (19) and twenty (20); thence along the rear line of lot eleven (11), S. 84-28 W., sixty (60) feet, to an iron pin, joint rear corner of lots twenty (20) and twenty-one (21); thence along the eastern line of lot twenty-one (21), N. 5-35 W., one hundred and sixty-two and five tenths (162.5) feet, to an iron pin on the southern edge of said sidewalk running along Paris Mountain Avenue; thence along the southern edge of said sidewalk, N. 84-28 E., sixty (60) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty (20) 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 three thousand dollars (\$3,000.00).

(3) No house is to be erected thereon nearer the southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.

(4) Said property is not to be sold to any person of African descent.