

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James J. Ward

in the State aforesaid,  
in consideration of the sum of  
Five Hundred and no/100 (\$500.00), Dollars

to me in hand paid  
at and before the sealing of these presents by  
Deaver O. Byers

(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  
Deaver O. Byers

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 the  
northern side of Ethelridge Drive between Beacon Street and Belmont Avenue, 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),  
and running thence along the eastern line of Lot Six (6), N. 5-35 W. 162.5 feet to an iron pin,  
joint rear corner of Lots 6 and 7; thence along the rear line of Lot 24, N. 84-28 E. 56 feet to  
an iron pin, joint rear corner of Lots 7 and 24; thence along the Western lines of Lots 23 and  
Lot 8, S. 5-35 E. 162.5 feet to an iron pin on the Northern edge of said sidewalk running  
along Ethelridge Drive, said pin being the joint front corner of Lots 7 and 8; thence along the  
northern edge of said sidewalk S. 84-28 W. 56 feet to an iron pin, the beginning corner, said  
lot being known and designated as Lot No. 7 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 year from the date of the deed of Hext M. Perry, Trustee to James J. Ward.

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 (\$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.