

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

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GREENVILLE CO. S. C.

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For True Consideration See Affidavit
Book 10 Page 173

OLLIE FARNSWORTH
R.M.C.

No Stamps

KNOW ALL MEN BY THESE PRESENTS, That J. Heath 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, in hand paid at and before the sealing of these presents
by Ollie Farnsworth, (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 Ollie Farnsworth

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Louci, about two miles north of the City of Greenville, on Newland Avenue between Paris Mountain Avenue and the Perry Road, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the ~~corner~~ northern edge of a five (5) foot sidewalk running along said Newland Avenue, said pin being the joint corner of lots numbered ten (10) and eleven (11); and running thence along the eastern edge of said sidewalk on Newland Avenue, N. 84-0 E. ten and one tenth (10.1) feet, to an iron pin; thence N. 27-17 W. sixty-one and four tenths (61.4) feet to an iron pin in the rear line of lot numbered seven (7); thence with the rear line of lot seven (7), S. 83-88 W., thirty (30) feet, to an iron pin, joint rear line of lot seven (7) and eleven (11); thence with the western line of lot eleven (11), S. 38 W., eighty (80) feet, to an iron pin, joint front corner of lots ten (10) and eleven (11), the same being the eastern part of lot ten (10) as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "L" at page 33, and more particularly shown on a resurvey of said lot by W. J. Middle as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "L" 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 (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 northern edge of said sidewalk running along Newland Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.