

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FEB 23 4 19 PM 1948

OLLIE FAIRBANKS
R. M. O.



For True Consideration See Affidavit
Book 11 Page 32

KNOW ALL MEN BY THESE PRESENTS. That I, Hest M. Perry, Trustee, of the
County of Greenville, -----
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valu-
able considerations, ----- Dollars
to -----
in hand paid at and before the sealing of these presents
by Sara S. Kidd and James W. Kidd, -----
(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 Sara S. Kidd and James W. Kidd, -----

all that piece, parcel or lot of land in ----- Greenville ----- Township, Greenville -----

County, State of South Carolina, at the northwest corner of the intersection of the
Perry Road and Berkley Avenue, in the Sans Souci section of Greenville County,
about two miles north of the City of Greenville, said lot having the follow-
ing lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot side-
walk running along the Perry Road and the western edge of a five (5) foot side-
walk running along Berkley Avenue, said pin being the front corner of lot num-
bered six (6); and running thence along the northern edge of said sidewalk
on the Perry Road, S. 43-00 W., sixty (60) feet, to an iron pin, joint front
corner of lots five (5) and six (6); thence along the eastern line of lot five
(5), N. 47-00 W., one hundred and thirty-one (131) feet to an iron pin, rear
corner of said lots five (5) and six (6); thence along the rear line of lot
seven (7), N. 43-00 E., sixty (60) feet, to an iron pin on the western edge of
said sidewalk running along Berkley Avenue, joint rear corner of lots six (6)
and seven (7); thence along the western edge of said sidewalk on Berkley Avenue,
S. 47-00 E., one hundred and thirty-one (131) feet to an iron pin, the beginning
corner, said lot being known and designated as lot numbered six (6) on Plat of
said property recorded in the Office of the Register of Mesne Conveyance for
Greenville County in Plat Book "R" at page 127, which plat is hereby referred to
and made a part hereof.

Said property is in a restricted district, and is sold subject ~~to~~ to
the following restrictions, which constitute a part of the consideration there-
for, and shall be effective for a period ~~of~~ of twenty-five (25) years from the
date hereof:-

- (1) Said property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than
four thousand dollars (\$4,000.00.).
- (3) No house shall be erected thereon nearer the northern edge of said
sidewalk running along the Perry Road than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.