

FILED
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

AUG 14 10 20 AM 1923

CLIVE FARNWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, B. F. Wood, Jr.,

in the State aforesaid, in consideration of the sum of (\$1,700.00) One Thousand Seven Hundred
Dollars-----and assumption of mortgage as set forth below-----

to me in hand paid at and before the sealing of these presents
by Benjamin A. Hiott

(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 Benjamin A. Hiott

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

County, State of South Carolina, on Paris Mountain Avenue between Belmont Avenue and
Newland 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 dis-
tances:-

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 thirty-two (32) and thirty-three (33); thence along the western line of
lot thirty-three (33), S. 6-02 E. one hundred and ten (110) feet to an iron pin,
joint rear corner of lots thirty-two (32) and thirty-three (33); thence along
the rear line of lot twenty-eight (28), S. 83-58 W. sixty (60) feet, to an iron
pin, joint rear corner of lots thirty-one (31) and thirty-two (32); thence with
the eastern line of lot thirty-one N. 6-02 W. one hundred and ten (110) feet,
to an iron pin on the southern edge of said sidewalk running along Paris Moun-
tain Avenue, said pin being the joint front corner of lots thirty-one (31) and
thirty-two (32); thence along the southern edge of said sidewalk, N. 83-58 E.
sixty (60) feet, to an iron pin, the beginning corner, said lot being known and
designated as lot numbered thirty-two (32) 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 1/2 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 four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the southern edge of said side-
walk running along Paris Mountain Avenue, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.

As a part of the above consideration, the Grantee assumes and agrees to pay
according to the terms thereof a certain mortgage in favor of the Metropolitan
Life Insurance Company, recorded in Book 366, at page 173, R.M.C. Office for
Greenville County, S. C., in the original amount of \$5,000.00.

167-4-2