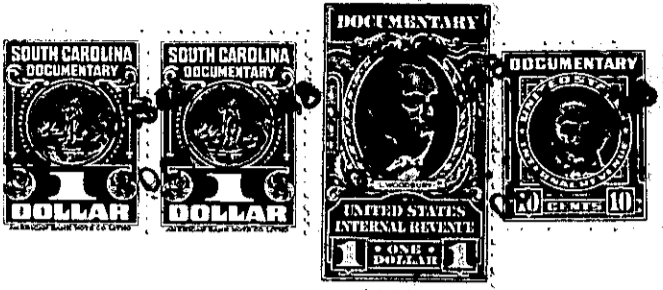


THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.



For True Consideration See Affidavit  
Book 11 Page 224

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 valu-  
able considerations, ..... Dollars  
to ..... in hand paid at and before the sealing of these presents  
by Wilbur B. Peaire and Gwendolyn S. Peaire, .....  
(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 Wilbur B. Peaire and Gwendolyn S.  
Peaire, .....

all that piece, parcel or lot of land in -----Greenville-----Township, Greenville-----  
County, State of South Carolina, on Dykeson Avenue between the Franklin Road and Dar-  
lington Avenue, in the Sans Souci section of Greenville County, 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 northern edge of a five (5) foot sidewalk  
running along Dykeson Avenue, said pin being the joint front corner of lots num-  
bered twenty-seven (27) and twenty-eight (28); and running thence along the  
northern edge of said sidewalk, N. 78-30 W., sixty and two tenths (60.2) feet,  
to an iron pin, joint front corner of lots twenty-six (26) and twenty-seven (27);  
thence along the eastern line of lot twenty-six (26), N. 9-08 E., one hundred  
and thirty-five and nine tenths (135.9) feet, to an iron pin, joint rear corner  
of lots twenty-six (26) and twenty-seven (27); thence along the rear line of  
lot twenty-one (21), S. 80-03 E., sixty (60) feet, to an iron pin, joint rear  
corner of lots twenty-seven (27) and twenty-eight (28); thence along the western  
line of lot twenty-eight (28), S. 9-08 W., one hundred and thirty-seven and five  
tenths (137.5) feet, to an iron pin, the beginning corner, said lot being known  
and designated as lot numbered twenty-seven (27) on Plat of said property re-  
corded 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 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 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 Dykeson Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

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