

FILED
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

NOV 23 8 38 AM 1948

OLLIE FARNSWORTH
R. M. C.



Per This Consideration See Affidavit
Book 11 Page 242

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 valuable considerations, to me in hand paid at and before the sealing of these presents by John A. Madden, (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 John A. Madden

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Darlington Avenue between Ethelridge Drive and Berkley Avenue, in the Sans Poudri section of Greenville 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 Darlington Avenue, said pin being the joint front corner of lots numbered three (3) and four (4); thence along the northern edge of said sidewalk, S. 43-0 W., sixty (60) feet, to an iron pin, joint front corner of lots two (2) and three (3); thence along the eastern line of lot two (2), N. 47-0 W., one hundred and forty-two and eight tenths (142.8) feet, to an iron pin, rear corner of lots two (2) and three (3); thence N. 26-43 E., sixty-two and five tenths (62.5) feet to an iron pin, joint rear corner of lots three (3) and four (4); thence along the western line of lot four (4), S. 47-0 E., one hundred and sixty-one and one tenth (161.1) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered three (3) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" at page 25, 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 Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

169-7-19