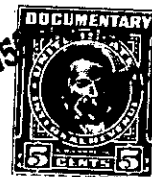


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE COUNTY
JAN 12 1 35 PM 1950

For True Consideration See Affidavit
Book 13 Page 4



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 valuable considerations, _____ to _____ me _____ in hand paid at and before the sealing of these presents by Mrs. Evelyn Martin, _____ (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 Mrs. Evelyn Martin _____

all that piece, parcel or lot of land in _____ Greenville _____ Township, Greenville _____ County, State of South Carolina, on Dukeland Drive between McMakin Drive and the New Buncombe Road, in the Mans 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 Dukeland Drive, said pin being the joint front corner of lots numbered ~~two (2) and three (3)~~ two (2) and three (3); thence along the northern edge of said sidewalk, N. 89-16 E., seventy (70) feet, to an iron pin, joint front corner of lots one (1) and two (2); thence along the western line of lot one (1), S. 0-44 E., two hundred (200) feet, to an iron pin, joint corner of lots one A (1-A) and two (2); thence S. 89-16 W., seventy (70) feet, to an iron pin, joint rear corner of lots two (2) and three (3); thence along the eastern line of lot three (3), N. 0-44 W., two hundred (200) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered two (2) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "U" at page 81, 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 Dukeland Drive than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

167-1-1F