

THE STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE.

For True Consideration See Affidavit
Book 15 Page 21

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, Dollars to me in hand paid at and before the sealing of these presents by T. M. McNeace, (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 T. M. McNeace,

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 Pouci section of Greenville County, about three miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a five (5) foot sidewalk running along Darlington Avenue, said pin being the front corner of lot numbered ten (10); thence along the western edge of said sidewalk, S. 43-0 W., sixty-one and five tenths (61.5) feet to an iron pin, corner of half of lot ten (10) sold to J. H. and Annie May Armstrong; thence along the Armstrong line, N. 40-20 E., forty-eight and two tenths (48.2) feet, to an iron pin, joint corner of lots thirteen (13) and fourteen (14); thence along the rear lines of lots twelve (12) and thirteen (13), N. 84-28 E., seventy-three and eight tenths (73.8) feet, to an iron pin on the western edge of said sidewalk running along Darlington Avenue, less the ten foot right-of-way to lot thirteen from Darlington Avenue, heretofore conveyed to the grantee, said lot being the northern portion of lot ten (10), as shown on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "2" at page 26.

This 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 five thousand dollars (\$5,000.00.).
- (3) No building shall be erected thereon nearer the western edge of said sidewalk running along Darlington Avenue than twenty (20) feet.

169-7-12