TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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 and other valuable considerations, xxxxxx to me in hand paid at and before the sealing of these presents by James Hubert Rollins, (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 James Hubert Rollins,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on Blue Ridge Drive near King Street, 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 Blue Ridge Drive, said pin being the joint front corner of lots numbered sixteen (16) and seventeen (17), and running thence along the northern edge of said sidewalk, S. 87-37 W. sixty (60) feet, to an iron pin, joint front corner of Lots fifteen (15) and sixteen (16); thence along the line of lot fifteen (15), N. 1-51 W. one hundred and forty five (145) feet, to an iron pin, joint rear corner of lots thirteen (13) and fifteen (15); thence along the rear line of lot thirteen (13), N. 10-17 W. sixty (60) feet, to an iron pin, joint rear corner of lots thirteen (13) and sixteen (16); thence along the line of lot twenty-nine (29), N. 89-03 E., sixty seven and two tenths (67.2) feet to an iron pin, joint rear corner of lots sixteen (16) and seventeen (17); thence along the line of lot seventeen (17), S. 2-25 E., two hundred and three (203) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered sixteen (16) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book K at page 303, 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 house is to be built thereon at a cost of less than three thousand, five hundred dollars ($3,500.00).

(3) No house is to be built thereon nearer the northern edge of said sidewalk running along Blue Ridge Drive, than twenty (20) feet.

(4) Said property is not to be sold to any person of African descent.