TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 ($10.00) and other valuable considerations Dollars to me in hand paid at and before the sealing of these presents by Mrs. Lillie S. Patterson (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. Lillie S. Patterson,

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

in that section known as Sans Souci, about two miles north of the City of Greenville, on Paris Mountain Avenue between the Perry Road and Newland Avenue, said Lot having the following lines, courses and distances:

Beginning at an iron pin, on the southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint corner of Lots numbered eight (8) and nine (9); thence along the southern edge of said sidewalk running along Paris Mountain Avenue, N. 83-58 E. ninety (90) feet, to an iron pin in the middle of lot numbered seven (7); thence S. 6-02 E. one hundred and ten (110) feet, to an iron pin; thence along the line of lot numbered ten (10), S. 83-58 W. eighty-nine (89) feet, to an iron pin, rear corner of Lots eight (8) and nine; thence along the eastern line of lot numbered nine (9), N. 6-32 W. one hundred and ten (110) feet to an iron pin, the beginning corner, said lot and one half being known and designated as lot numbered eight (8) and the western half of lot numbered seven (7), as shown on plat of said property recorded in the Office of the register of Mesne Conveyance for Greenville County in Plat Book "B" at page 33, which plat is hereby referred to and made a part hereof.

Also a ten foot drive-way over the rear end of lot numbered nine (9) from Newland Avenue or Gould Street so that the grantee may have a back entrace to lot eight (8).

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 residence is to be erected thereon at a cost of less than three thousand dollars ($3,000.00).

(3) No house is to be erected thereon nearer the southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.

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