TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. E. M. Gossett, of Greenville County

in the State aforesaid

in consideration of the sum of Eight Hundred and No/100

DOLLARS,

to me paid by James W. Starkey

in the State aforesaid, (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 W. Starkey, his heirs and assigns forever:

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 Blue Ridge Drive between Newland Avenue and the Perry Road, said lot having the following lines, courses, and distances:

BEGINNING at an iron pin on the southern edge of a five-foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of Lots Nos. 36 and 37, and running thence along the southern edge of said sidewalk, N. 87-37 E. 65 feet to an iron pin, joint front corner of Lots 35 and 36; thence with the western line of Lot 35, S. 5-50 E. 125 feet to an iron pin, joint corner of Lots 36 and 50; thence with the northern line of Lot 50, S. 87-37 W. 65 feet to an iron pin, joint corner of Lots 36 and 37; thence with the eastern line of Lot 37, N. 5-50 W. 125 feet to an iron pin, the beginning corner, said lot being known and designated as Lot No. 36 on plat of said property recorded in the R. M. C. office for Greenville County in Plat Book "O", at page 45.

The above described lot is shown on the Township Block Book at Sheet No. 167, Block 5, Lot 30, and the grantee is to pay taxes for the year 1946.

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 built thereon nearer the southern 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.

(5) Said property is sold subject to the right-of-way of the Parker water and Sewer District to maintain and operate the sewer and water pipes under the northwestern corner of said lot as shown on said plat recorded in said Plat Book "O" at page 45.