

TITLE TO REAL ESTATE

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 (\$10.00) and other valuable considerations, ~~XXXXXXXX~~

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 Ethelridge Drive between Beacon Street and Belmont Avenue in that section known as Sans Souci 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 southern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots numbered twelve (12) and thirteen (13); and running thence along the western line of lot twelve (12), S. 5-35 E., one hundred and ten (110) feet, to an iron pin; thence with the northern line of lot ten (10), S. 84-28 W., sixty (60) feet to an iron pin, joint rear corner of lots thirteen (13) and fourteen (14); thence with the eastern line of lot fourteen (14); N. 5-35 W., one hundred and ten (110) feet, to an iron pin, joint front corner of lots thirteen (13) and fourteen (14); thence along the southern edge of said sidewalk running along Ethelridge Drive, N. 84-28 E., sixty (60) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered thirteen (13) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Q" at page 25, 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 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 Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) Any garage or outbuildings are to be erected in the southwest corner of said lot.
- (6) It is also understood and agreed between the parties hereto that the grantee is to have a ten (10) foot drive-way from Darlington Avenue to the rear of said lot along the rear line of lot twelve.