

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, R. T. Cantrell

in the State aforesaid,  
in consideration of the sum of  
Seven Hundred and no/100 (\$700.00) Dollars

to me in hand paid  
at and before the sealing of these presents by

Martha E. Knight

(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  
Martha E. Knight, her heirs and assigns:

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

in that section known as Sans Souci on the Southern side of Ethelridge Drive between Beacon Street and Belmont 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 Ethelridge Drive, said pin being the joint front corner of Lots numbered eighteen (18) and nineteen (19), and running thence along the Western line of lot eighteen (18), S. 5-35 E., one hundred and sixty-five (165) feet, to an iron pin, joint rear corner of said lots eighteen (18) and nineteen (19); thence along the Northern line of lot twenty-one (21), S. 84-28 W., sixty (60) feet to an iron pin; thence N. 5-35 W. one hundred and sixty-five (165) feet to an iron pin on the Northern edge of said sidewalk running along Ethelridge Drive; thence N. 84-28 E., along the Northern edge of said sidewalk sixty (60) feet to an iron pin, the beginning corner, said lot being known and designated as Lot numbered nineteen (19) on plat of said property to be recorded made by W. J. Riddle, Surveyor, March, 1946, 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 constitutes 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 built thereon at a cost of less than three thousand dollars (\$3,000) with the exception that the Grantee may erect a garage apartment on the rear of said lot to cost not less than five hundred (\$500.00) Dollars.
- (3) No residence is to be built 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.