

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Willie Steele Harrison

in the State aforesaid,
in consideration of the sum of
ten dollars and other valuable considerations, Dollars

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

Mary E. Cox

(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

Mary E. Cox

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

on the New Buncombe Road at the intersection of said Road with McMakin Drive, 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 western edge of the right-of way of the New Buncombe Road, and the northern edge of a five (5) foot sidewalk running along McMakin Drive, and running thence along the northern edge of said sidewalk, S. 79-28 W., two hundred and twelve (212) feet, to an iron pin, joint corner of lot one hundred and one (101) and lot ninety-nine (99), facing McMakin Drive; thence along the eastern line of said lot numbered ninety-nine (99), N. 10-17 W., seventy-five (75) feet, to an iron pin, joint rear corner of lots numbered one hundred (100) and one hundred and one (101); thence with the southern line of lot numbered one hundred (100), N. 79-28 E., one hundred sixty-six and three tenths (166.3) feet, to an iron pin on the western edge of the right-of-way of the New Buncombe Road, joint front corner of lots numbered one hundred (100) and one hundred and one (101), thence along the line of said right-of-way of the New Buncombe Road, S. 38-49 E., ninety-six and three tenths (96.3) feet to an iron pin, the beginning corner, said lot being lot numbered one hundred and one (101), as shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 144, which plat is hereby referred to and is 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 of this deed:-

- (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 four thousand dollars (\$4,000.00).
- (3) No house is to be built nearer the right-of-way of the New Buncombe Road than fifty (50) feet.
- (4) Said property is sold subject to the easement of the South Carolina Highway Department to beautify a strip of fifty (50) feet along said highway.
- (5) Said property is not to be sold to any person of African decent.