

TITLE TO REAL ESTATE

PROVINCE-JARRARD CO.-GREENVILLE 06557

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

to me in hand paid  
at and before the sealing of these presents by Wm. T. Edens

(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  
Wm. T. Edens

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 King Street and the Perry Road, said lot having the following lines, courses and distances:

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of lots numbered seventeen (17) and eighteen (18), and running thence along the northern edge of said sidewalk, S. 87-37 W., sixty (60) feet, to an iron pin, joint corner of lots sixteen (16) and seventeen (17); thence along the eastern line of lot sixteen (16), N. 2-25 W., two hundred and three (203) feet, to an iron pin, joint rear corner of lots sixteen (16) and seventeen (17); thence along the southern line of lot twenty-nine (29), N. 89-03 E., sixty (60) feet, to an iron pin, joint rear corner of lots seventeen (17) and eighteen (18); thence along the western line of lot eighteen (18), S. 2-25 E., two hundred and two (202) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered seventeen (17) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "K" at page 303, 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 northern 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.