

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, by deed dated January 13, 1947 and recorded in Deed Book 307, page 324, R. M. C. Office for Greenville County, I attempted to convey to the Grantee herein Lot 52 and the western one-half of Lot 51 as shown by plat recorded in Plat Book "0" at page 45 R. M. C. Office for Greenville County and the said description was in error and this deed is made in order to correct error and in order to properly describe property intended to be conveyed.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Parry, Trustee

in the State aforesaid

in consideration of the sum of One and no/100

DOLLARS

to me paid by Raleigh D. Peace

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 Raleigh D. Peace

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 being known and designated as Lot 52 and the west portion of Lot 51 as shown on plat for the Perry property recorded in Plat Book "0", Page 45 R. M. C. Office for Greenville County and having the following metes and bounds to-wit:

Beginning at an iron pin on the northern edge of a five foot sidewalk running along Paris Mountain Avenue at the joint front corner of Lots 52 and 53 and thence with line of Lot 52 and the edge of said sidewalk S. 84-28 W. 60 feet to an iron pin at the northeastern corner of the intersection on the eastern edge of a five foot sidewalk on Newland Avenue; thence along the eastern edge of said sidewalk N. 5-50 W. 154 feet to a stake at corner of Lot 51 on said Avenue; thence continuing along the eastern edge of said sidewalk N. 5-50 W. 50 feet to an iron pin at rear corner of Lot 37 and front corner of Lot 51; thence along the rear line of Lot 37 N. 87-45 E. 62.5 feet to an iron pin; thence S. 5-50 E. 50 feet to iron pin original joint rear corner of Lots 52 and 53 as shown on said plat; thence S. 3-13 E. 50 feet to an iron pin; thence S. 5-50 E. 100.5 feet to the beginning corner.

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 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 Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) Any garage or outbuildings to be erected at the northeastern edge of said lot.

The above lot is located at the northeast corner of the intersection of Paris Mountain Avenue and Newland Avenue.

The above is a part of the same conveyed to me by Willie Hayne Perry, et al by deed dated July 21, 1941, recorded in Deed Book 236, Page 158 R. M. C. Office for Greenville County, and this is pursuant to the terms of trust contained in said deed.