

For True Consideration See Affidavit

Book 10, Page 141

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

FILED
GREENVILLE CO. S. C.

SEP 26 12 27 PM 1947

OLLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That J. Sexton 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 in hand paid at and before the sealing of these presents by J. A. Hampey, (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 J. A. Hampey,

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 the Perry Road between Paris Mountain Avenue and Newland Avenue, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five foot sidewalk running along the Perry Road, said pin being the joint corner of lots thirteen (13) and three (3); thence along the northern edge of said sidewalk, S. 43-30 W., seventy and five tenths (70.5) feet to an iron pin, joint front corner of lots twelve (12) and thirteen (13); thence along the eastern line of lot twelve (12), N. 33-30 W., one hundred and forty-three and eight tenths (143.8) feet to an iron pin, joint rear corner of lots five (5) and thirteen (13); thence along the rear line of lots four (4) and five (5), N. 83-28 E., one hundred and twenty (120) feet, to an iron pin, joint rear corner of lots four (4) and thirteen (13); thence along the western line of lot three (3), S. 6-02 W., eighty-two (82) feet to an iron pin, the beginning corner, said lot being known and designated as lot number thirteen (13) on Plat of said property recorded in the Office of the Register of Deeds Conveyance for Greenville County in Plat Book "D" at page 36, 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 shall be erected thereon at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along the Perry Road than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.