

JUN 17 10 54 AM '50

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

FARROW
R.M.C.



For True Consideration See Affidavit
Book 11 Page 8

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 _____ in hand paid at and before the sealing of these presents
by John James Ashmore
(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 John James Ashmore

all that piece, parcel or lot of land in _____ Greenville _____ Township, Greenville _____

County, State of South Carolina, at the southwest corner of the intersection of Darlington Avenue and Ethelridge Drive in the Sans Souci section of Greenville County 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 ~~southern~~ ^{western} edge of a five (5) foot sidewalk running along Ethelridge Drive and the southern edge of a five (5) foot sidewalk running along Darlington Avenue; and running thence along the western edge of said sidewalk along Ethelridge Drive, S. 50-33 E., one hundred and thirty-one and two tenths (131.2) feet to an iron pin, joint rear corner of lots numbered fourteen and fifteen (14 and 15); thence along the rear line of lot fourteen (14), S. 43-0 W., fifty-six (56) feet to an iron pin, joint rear corner of lots fifteen (15) and sixteen (16); thence along the eastern line of lot sixteen (16), N. 47-40 W., one hundred and thirty-one and one tenth (131.1) feet, to an iron pin, joint front corner of lots fifteen (15) and sixteen (16); thence along the southern edge of said sidewalk running along Darlington Avenue, N. 43-0 E., fifty (50) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifteen (15) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book Q at page 25, 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 shall 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 shall be erected thereon nearer the southern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.