

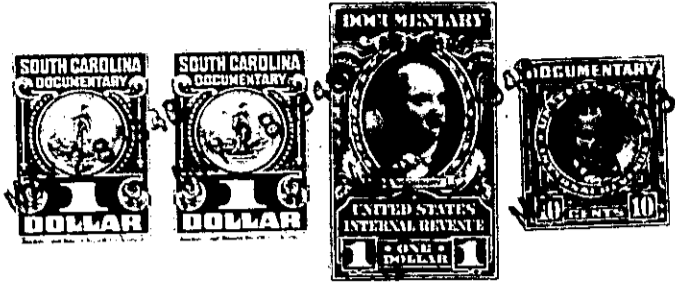
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For True Consideration See Affidavit

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Book 11, Page 102

OLLIE FARNSWORTH  
R. M. C.



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 valu-  
able considerations,  
to me in hand paid at and before the sealing of these presents  
by Herman B. Bereece,  
(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 Herman B. Bereece,

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville-----  
County, State of South Carolina, on Berkley Avenue between the Franklin Road and Dar-  
lington Avenue, 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 edge of a five (5) foot sidewalk  
running along Berkley Avenue, said pin being the joint corner of lots one A (1A)  
and twenty-three (23), and running thence along the southern edge of said sidewalk,  
S. 80-52 E., sixty (60) feet to an iron pin, joint front corner of lots twenty-  
two (22) and twenty-three (23); thence along the western line of lot twenty-two  
(22), S. 9-08 W., one hundred and thirty-two and five tenths (132.5) feet, to an  
iron pin, joint rear corner of lots twenty-two (22) and twenty-three (23); thence  
along the rear lines of lots twenty-four (24) and twenty-five (25), N. 80-03 ., ,  
eighty-four and four tenths (84.4) feet, to an iron pin, joint rear corner of  
lots twenty-three (23) and twenty-four (24); thence along the rear lines of lots  
1A, 2A, and 3A, N. 19-32 E., one hundred and thirty-three and fifteen hundredths feet  
(133.15) to an iron pin on the southern edge of said sidewalk running along Berk-  
ley Avenue, the beginning corner, said lot being known and designated as lot num-  
bered twenty-three (23) on Plat of said property recorded in the Office of the  
Register of Mesne Con. yance for Greenville County in Flat Book "R" at page 127,  
which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the fol-  
lowing 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 Berkley Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.