

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 and other valuable considerations

~~XXXXXX~~

to mein hand paid
at and before the sealing of these presents by R. L. Yeomans

(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
R. L. Yeomans

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 Paris Mountain Avenue between the Perry Road and Newland Avenue, and 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 southern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered three (3) and four (4) and running thence along the southern edge of said sidewalk, N. 83-58 E., sixty (60) feet, to an iron pin, joint corner of lots numbered two (2) and three (3); thence along the western line of lot numbered two (2), S. 6-02 E., one hundred and forty one (141) feet, to an iron pin on the northern edge of a five (5) foot sidewalk running along the Perry Road, said pin being the joint corner of lots two (2) and three (3); thence along the northern edge of said sidewalk S. 43-30 W., seventy-eight and four tenths (78.4) feet, to an iron pin, joint front corner of lots numbered three (3) and thirteen (13); thence along the eastern line of lot numbered thirteen (13), N. 6-02 W., one hundred and ninety two (192) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered three (3) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" at page 33, 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 constitutes 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 built thereon at a cost of less than three thousand dollars (\$3,000.00)
- (3) No house is to be erected thereon nearer the southern edge of said sidewalk on Paris Mountain Avenue, and the northern edge of sidewalk on the Perry Road, than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.