

VOL 341 PAGE 358

State of South Carolina,

Greenville County

FILED
GREENVILLE CO. S. C.

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WILLIE FARNSWORTH

Know all Men by these Presents, That I, Deaver O. Byers R.M.C.

in the State aforesaid,

in consideration of the sum of Six Hundred and Seventy-Five and No/100-----Dollars
to me paid by Randall Smith

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-
leased, and by these presents do grant, bargain, sell and release unto the said
Randall Smith

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 northern side of Ethelridge Drive,
between Beacon Street and Belmont Avenue, said lot having the following
lines, courses and distances:

BEGINNING at an iron pin on the northern edge of a five (5) foot sidewalk
running along Ethelridge Drive, said pin being the joint front corner of
Lots numbered Six (6) and seven (7) and running thence along the eastern
line of Lot No. 6, N. 5-35 W. 162.5 feet to an iron pin, joint rear
corner of Lots 6 and 7; thence along the rear line of Lot 24, N. 84-28
E. 56 feet to an iron pin, joint rear corner of Lots 7 and 24; thence
along the Western lines of Lots 23 and Lot 8, S. 5-35 E. 162.5 feet to
an iron pin on the northern edge of said sidewalk running along Ethelridge
Drive, said pin being the joint front corner of Lots 7 and 8; thence along
the northern edge of said sidewalk S. 84-28 W. 56 feet to an iron pin,
the beginning corner, said lot being known and designated as Lot No. 7 on
plat of said property recorded in the RMC Office 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 constitute a part of the consideration
therefor, and shall be effective for a period of twenty five years from the
date of the deed of Hext M. Perry, Trustee to James J. Ward.

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 (\$3,000.00) Dollars.
3. No house is to be erected thereon nearer the northern edge
of said sidewalk running along Ethelridge Drive than twenty (20) feet.
4. Said property is not to be sold to any person of African
descent.