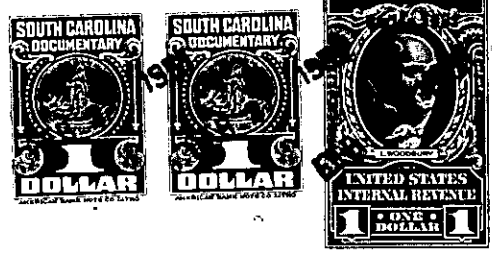
THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

For True Consideration See Affidavit
Book 14 Page 85



FILED
GREENVILLE CO. S. C.
FEB 2 2 32 PM '65
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, Ben F. Perry, of the County of Greenville, ---------- in the State aforesaid, in consideration of the sum of ten dollars ($10.00.) and other valuable considerations, ---------- ~~Dollars~~ to ----------me---------- in hand paid at and before the sealing of these presents by W. T. Cooke, Jr., and Marian B. Cooke, (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 W. T. Cooke, Jr., and Marian B. Cooke, ~~their~~

all that piece, parcel or lot of land in ------Paris Mountain--- Township, Greenville-------- County, State of South Carolina, at the southwestern corner of the intersection of Skyland Drive and Earnshaw Avenue, in the Sans Souci Heights Sub-division on the New Buncombe Road about four miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a three (3) foot sidewalk running along Earnshaw Avenue, said pin being the joint front corner of lots numbered fifty-eight (58) and fifty-nine (59); thence along the northern line of lot fifty-eight (58), S. 59-05 W., one hundred and seven and eight tenths (107.8) feet, to an iron pin, joint rear corner of lots fifty-eight (58) and fifty-nine (59); thence along the eastern line of lot sixty (60) N. 35-13 W., seventy-seven (77) feet, to an iron pin on the southern edge of a three (3) foot sidewalk running along Skyland Drive, said pin being the joint corner of lots fifty-nine (59) and sixty (60); thence along the southern edge of said sidewalk, N. 68-40 E., one hundred and ten (110) feet, to an iron pin; thence along the western edge of said sidewalk running along Earnshaw Avenue, S. 35-35 E., sixty-one (61) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered fifty-nine (59) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Z", at page 53, which Plat is hereby referred to and made a part hereof.

Said property 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 five thousand dollars ($5,000.00.).

(3) No building is to be erected thereon nearer the western edge of said sidewalk running along Earnshaw Avenue than twenty (20) feet.

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