

STATE OF SOUTH CAROLINA, }
Greenville County }

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 consideration, ~~XXXXXX~~

to me _____ in hand paid

at and before the sealing of these presents by _____

Edward C. Karolyi,

(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

Edward C. Karolyi,

All that piece, parcel or lot of land in Greenville _____ Township, Greenville County, State of South Carolina.

in that section of Greenville County known as Sans Souci, about two miles north of the City of Greenville, on Rogers Avenue, the same being known and designated as lot numbered twenty-nine (29), as shown on plat of said property recorded in the office of the Register of Mesne Conveyance in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof, the said lot having the following lines, courses and distances:-

Beginning at an iron pin, joint front corner of lots numbered twenty-eight (28) and twenty-nine (29), on the southern edge of a six foot sidewalk running along Rogers Avenue, thence N. 83-55 E., fifty (50) feet to an iron pin, joint front corner of lots numbered twenty-nine (29) and thirty (30); thence along the line of lot numbered thirty (30), S. 5-50 E., one hundred and fifty (150) feet to an iron pin, the rear corner of lots numbered twenty-nine (29) and thirty (30); thence S. 83-55 W., fifty (50) feet to an iron pin, joint rear corner of lots numbered twenty-eight (28) and twenty-nine (29); thence along the line of lot numbered twenty-eight (28), N. 5-50 W., one hundred and fifty (150) feet to an iron pin the beginning corner.

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 hereof:-

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the southern edge of said sidewalk running along Rogers Avenue, than twenty feet.
3. No house is to be erected thereon at a cost of less than two thousand dollars (\$2,000.00).
4. Said property is not to be sold to an person of African descent.