

Vol. _____

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE 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 (\$10.00) and other valuable considerations, Dollars

to me in hand paid
at and before the sealing of these presents by Harold B. Pinson,

(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 Harold B. Pinson,

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, said lot being at the southeast corner of the intersection of Ethelridge Drive and Beacon Street, and having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots eight (8) and nine (9), and running thence along the western line of lot nine (9), S. 5-35 E., one hundred and ten (110) feet, to an iron pin, joint rear corner of lots eight (8) and nine (9); thence S. 84-28 W., sixty (60) feet, to an iron pin on the eastern edge of a five (5) foot sidewalk running along Beacon Street; thence along the eastern edge of said sidewalk, N. 5-35 W., one hundred and ten (110) feet, to an iron pin on the southern edge of said sidewalk running along Ethelridge Drive; thence along the southern edge of said sidewalk, N. 84-28 E., sixty (60) feet, to an iron pin the beginning corner, said lot being known and designated as lot numbered eight (8) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "B" at page 63, 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 (25) years from the date hereof:-

- (1) Said property is to be used for residential purposes only.
- (2) No residence is to be erected 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 running along Ethelridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.
- (5) It is expressly understood and agreed between the parties hereto that the grantee may erect a fabricated house on said lot at the rear thereof to cost not less than two thousand dollars (\$2,000.00).
- (6) It is further expressly understood and agreed between the parties hereto that in case said fabricated house is erected on said property that it will not be nearer the eastern edge of said sidewalk running along Beacon Street than twenty (20) feet.