

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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 (40.00) and other valuable considerations Dollars

to me .....in hand paid  
at and before the sealing of these presents by  
Gilbert M. Phillips,

(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  
Gilbert M. Phillips

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 Franklin Road and Beacon Street, said lots 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 corner of lots numbered eighteen (18) and nineteen (19), and running thence along the southern edge of said sidewalk, S. 84-28 W., sixty and three tenths (60.3) feet to an iron pin, joint front corner of lots seventeen (17) and eighteen (18); thence along the western line of lot seventeen (17), S. 6-06 E. one hundred seventy-nine and five tenths (179.5) feet to an iron pin, joint rear corner of lots seventeen (17) and eighteen (18); thence N. 80-00 E., one hundred and twenty and three tenths (120.3) feet to an iron pin, joint rear corner of lots nineteen (19) and twenty (20); thence along the eastern line of lot twenty (20), N. 6-01 W. one hundred and seventy-one and one tenths (171.1) feet to an iron pin on the southern edge of a five (5) foot sidewalk on Paris Mountain Avenue, said pin being the joint front corner of lots nineteen (19) and twenty (20); thence along the southern edge of said sidewalk, S. 84-28 W., sixty (60) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered eighteen (18) and nineteen (19) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 150, 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 building is to be built thereon nearer the southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.