

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 ~~XXXXXX~~

to me.....in hand paid
at and before the sealing of these presents by
Gordan K. Smith

(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
Gordan K. 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 Ethelridge Drive between Bdeacon Street and Belmont Avenue, said lot and one half 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 eleven (11) and twelve (12); and running thence along the western line of lot eleven (11), N. 5-35 W., one hundred and sixty two and five tenths (162.5) feet to an iron pin, joint rear corner of Lots eleven (11) and twelve (12); thence along the rear line of lot nineteen (19), N. 84-28 E., sixty (60) feet, to an iron pin, joint rear corner of lots twelve (12) and fifteen (15); thence along the rear line of lot fifteen (15), S. 5-35 E., sixty (60) feet, to an iron pin, rear corner of lot fifteen (15); thence along the southern line of lot fifteen (15), N. 84-28 E., thirty (30) feet, to an iron pin in the middle of lot thirteen (13); thence S. 5-35 E., one hundred and two and five tenths (102.5) feet to an iron pin on the northern edge of said sidewalk running along Ethelridge Drive; thence along the northern edge of said sidewalk, S. 84-28 W., ninety (90) feet to an iron pin, the beginning corner, said lot and one half being known and designated as lot numbered twelve (12) and the western half of lot numbered thirteen (13) on plat of said property recorded in the Office of the Register of Mesne Conveyance 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 (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 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.