

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 and other valuable considerations, ~~XXXX~~

to mein hand paid
at and before the sealing of these presents by Stuart Winslow Cooley

(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.....

Stuart Winslow Cooley,
and one half lot

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

in that section known as Sans Souci, about two miles north of the City of Greenville, on
Blue Ridge Drive between Belmont Avenue and Newland Avenue, said lot and one half having
the following lines, courses and distances:

Beginning at an iron pin on the southern edge of a five (5) foot sidewalk running along
Blue Ridge Drive, said pin being the joint front corner of lots forty (40) and forty-one
(41); thence along the southern edge of said sidewalk, N. 87-37 E., ninety-two and one half
(92.5) feet, to an iron pin in the middle of lot numbered thirty-nine (39); thence down the
middle of lot thirty-nine (39), S. 5-50 E., one hundred and thirty (130) feet to an iron
pin; thence along the northern lines of lots forty-nine (49) and forty-two (42), S. 87-37 W.,
ninety-two and one half (92.5) feet, to an iron pin, rear corner of lots forty (40) and
forty-one (41); thence along the eastern line of lot forty-one (41), N. 5-50 W., one hun-
dred and thirty (130) feet, to an iron pin, the beginning corner, said lot and one half
being known and designated as lot forty (40) and the western half of lot thirty-nine (39)
as shown on plat of said property recorded in the Office of the Register of Mesne Conveyance
for Greenville County in Plat Book "O" at page 45, 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 res-
trictions, 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 built thereon nearer the southern edge of said sidewalk running
along Blue Ridge Drive than twenty (20) feet.
- (4) Said property is not to be sold to any person of African descent.