

TITLE TO REAL ESTATE

PROVENCE-JARHAM CO.-GREENVILLE 56557

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

to me in hand paid
at and before the sealing of these presents by Robert P. Ashmore

(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 Robert P. Ashmore,

All that piece^s/parcel^s/or lot^s of land in Greenville Township, Greenville County, State of South Carolina, on Paris Mountain Avenue between Belmont Avenue and Newland Avenue, in that section known as Sans Souci, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Paris Mountain Avenue, said pin being the joint front corner of lots numbered forty-five (45) and forty-six (46); and running thence along the eastern line of lot forty-five (45); N. 5-50 W., ninety-eight (98) feet, to an iron pin, joint rear corner of said lots forty-five (45) and forty-six (46); thence along the southern line of lot forty-eight (48), N. 87-45 E., one hundred and twenty-five (125) feet, to an iron pin on the western edge of a five foot sidewalk running along Newland Avenue; joint corner of lots forty-seven (47) and forty-eight (48); thence along the western edge of said sidewalk, S. 5-50 E., ninety (90) feet to an iron pin on the northern edge of said sidewalk running along Paris Mountain Avenue; thence along the northern edge of said sidewalk, S. 84-28 W., one hundred and twenty-five (125) feet to an iron pin, the beginning corner, said lots being known and designated as lots numbered forty-six (46) and forty-seven (47) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "0" 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 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 erected thereon nearer the northern 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.
- (5) Any outbuildings or garage to be erected not nearer than thirty (30) feet of said sidewalk running along Newland Avenue.
- (6) Said property is sold subject to the right-of-way of the Parker Water and Sewer Commission to maintain and operate the sewer pipes under said lots.