

FILED
GREENVILLE CO. S. C.

For True Consideration See Affidavit
Book 10 Page 192

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

DEC 9 9 51 AM 1947

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That I, Lester 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~~
 to Jeff D. Fraulett in hand paid at and before the sealing of these presents
 by Jeff D. Fraulett
 (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 Jeff D. Fraulett

all that piece, parcel or lot of land in Greenville Township, Greenville
 County, State of South Carolina, in that section known as Ans Pouch, about two
 miles north of the City of Greenville on Larlington Avenue be-
 tween Ethelridge Drive and Berkley Avenue, said lot having the
 following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a five (5)
 foot sidewalk running along Larlington Avenue, said pin being the
 joint front corner of lots numbered seventeen (17) and eighteen
(18); thence along the western line of lot seventeen (17), S. 47-
0 N., one hundred and thirty-one (131) feet, to an iron pin, joint
 rear corner of lots seventeen (17) and eighteen (18); thence a-
 long the rear line of lot eleven (11), S. 43-0 N., sixty (60)
 feet to an iron pin, joint rear corner of lots eighteen (18) and
nineteen (19); thence along the eastern line of lot nineteen (19),
 S. 47-0 N., one hundred and thirty-one (131) feet to an iron pin
 on the southern edge of a five (5) foot sidewalk running along
Larlington Avenue, joint front corner of lots eighteen (18) and
nineteen (19); thence along the southern edge of said sidewalk,
 S. 43-0 N., sixty (60) feet, to an iron pin, the beginning corner,
 said lot being known and designated as lot numbered eighteen (18)
 of Tract of said property recorded in the Office of the Register of
 Deeds to variance for Greenville County in Plot Book "A" at page
22, which plat is hereby referred to and made a part hereof.

This property is in a restricted district, and is sold subject
 to the following restrictions, which constitute a part of the con-
 sideration therefor, and shall be effective for a period of twenty-
 five (25) years from the date hereof:-

- (1) This property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than two thousand dollars (\$2,000.00.).
- (3) No house shall be erected thereon nearer the southern edge of said sidewalk running along Larlington Avenue than twenty (20) feet.
- (4) This property shall not be sold to any person of African descent.