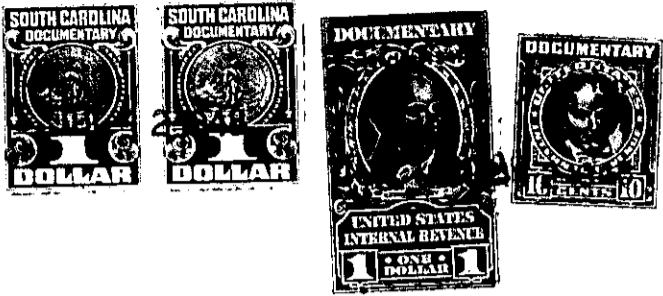


THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

JUL 13 2 52 PM 1943

OLLIE FARNSWORTH
R. M. C.



For True Consideration See Affidavit
Books 11 Page 151

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 Clyde H. Sutton, (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 Clyde H. Sutton and Evelyn B. Sutton

all that piece, parcel or lot of land in -----Greenville----- Township, Greenville County, State of South Carolina, on the south side of Berkley Avenue between Darlington Avenue and the Franklin Road, in the Sans Souci section of Greenville County, about two miles north of the city of Greenville, 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 Berkley Avenue, said pin being the joint front corner of lots numbered twenty-one (21) and twenty-two (22); and running thence along the southern edge of said sidewalk, S. 80-52 E., sixty (60) feet, to an iron pin, joint front corner of lots twenty (20) and twenty-one (21); thence along the western line of lot twenty (20), S. 9-08 W., one hundred and thirty-four and four tenths (134.4) feet to an iron pin, joint rear corner of lots twenty (20) and twenty-one (21); thence along the rear line of lot twenty-seven (27), N. 80-03 W., sixty (60) feet, to an iron pin, joint rear corner of lots twenty-one (21) and twenty-two (22); thence along the eastern line of lot twenty-two (22), N. 9-08 E., one hundred and thirty four and four tenths (134.4) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-one (21) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "R" at page 127, 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 shall be erected thereon at a cost of less than four thousand dollars (\$4,000.00.).
- (3) No house shall be erected thereon nearer the southern edge of said sidewalk running along Berkley Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.