

10M 10-47 No. 137—TITLE TO REAL ESTATE—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.
NOV 23 2 05 PM 1949

For True Consideration See
Book 12 Page 180



KNOW ALL MEN BY THESE PRESENTS. That I, Hext M. Parry, Trustee, of the
County of Greenville, _____
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00), _____
Dollars
to _____ in hand paid at and before the sealing of these presents
by J. T. Morgan _____
(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 J. T. Morgan _____

all that piece, parcel or lot of land in _____ Greenville _____ Township, Greenville _____
County, State of South Carolina, on the Franklin Road between Berkley Avenue and Dykeson
Avenue, in the Sans Souci section of Greenville County, about two miles north
of the City of Greenville, said two pieces of land having the following lines,
courses and distances, to wit:-

Beginning at an iron pin at the corner of the Franklin Road and Dykeson
Avenue on the northern side of a five (5) foot sidewalk running along Dykeson
Avenue, and the eastern edge of a five (5) foot sidewalk running along the
Franklin Road, and running thence along the eastern edge of said sidewalk on
the Franklin Road, N. 19-32 E., twenty (20) feet, to an iron pin, corner of lot
four A (4 A); thence along the southern edge of lot four "A", S 80-42 E., one
hundred and fifty (150) feet, to an iron pin, rear corner of lot four "A"; thence
along the western line of lot twenty-four (24), S. 19-32 W., twenty-six and
three tenths (26.3) feet, to an iron pin on the northern edge of said sidewalk
running along Dykeson Avenue; thence along the northern edge of said sidewalk,
N. 78-30 W., one hundred and forty-nine and four tenths (149.4) feet, to an
iron pin, the beginning corner; and also,

A triangular piece of property on the northern side of lot four "A" with
a frontage of fifteen (15) feet on the Franklin Road, the same being the southern
part of lot three "A", and running back to the joint corner of lots three "A" and
four "A", as shown on Plat of said property recorded in the Office of the Regis-
ter 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 two strips of land adjoin lot four "A", a sixty (60) foot lot heretofore
sold to the Grantee, J. T. Morgan, and given him a frontage on the Franklin Road
of ninety-five (95) feet, with an average depth of one hundred and fifty (150)
feet, and a width in the rear of eighty-six and three tenths (86.3) feet.

Said property is in a restricted district and is sold subject to the follow-
ing 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 shall 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.).

169-10-3
see notes