

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, by virtue of a decree of the Court of Common Pleas for the County and State aforesaid in the case of James M. Perry, Plaintiff, vs. Willie Hayne Perry, Benjamin F. Perry, Jr, Hext M. Perry, Elizabeth F. Perry, James S. Y. Perry, Beattie Perry Young and T. B. Young, Defendants, (see Judgment Roll 3917), which was entered on the 30th day of April, 1914, the title to a certain tract of land belonging to the parties to the said action (of which tract the hereinafter described premises are a part) was vested in the CAROLINA LOAN & TRUST COMPANY (a corporation duly organized and existing under the laws of said state) as trustee for the aforementioned parties, with full power in the said trustee to sell the same or any part thereof, as will more fully appear by reference to said decree.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that in the exercise of the said power of sale the CAROLINA LOAN & TRUST COMPANY, for and in consideration of the sum of One Thousand, two hundred (1,200) Dollars, to wit in hand duly paid at and before the sealing and delivery of these by the grantee-- hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released unto James M. Jordan, Jr; a certain lot of land situate in the County of Greenville, State aforesaid, known as lot number Eight (8), in Hext M. Perry's subdivision of fourteen acre tract of land on the Buncombe Road about two miles North of the City of Greenville, known as Sans Souci Park, as per plat recorded in Office of Register of Mesne Conveyance for the said County and State, in Plat Book "C", Page 158 and having the following lines, courses and distances, to-wit:-Beginning at stake on eastern corner of McCall Street at intersection with said Perry Road Four hundred sixteen (416) feet from Southeastern corner of McCall Street at intersection with said road, thence with said Perry Road S. 17-45 W. sixty five (65) feet, thence with said road S. 14-50 W. sixty five (65) feet to stake; thence S. 74-26 W. two hundred ten (210) feet to stake; thence N. 17-45 E. one hundred thirty (130) feet to stake; thence N. 74-26 W. two hundred ten (210) feet to the beginning corner, reference being hereby expressly made to said plat.

Upon the following conditions, however, which are a part of the consideration for this deed, and are hereby declared to be conditions subsequent, to-wit:

1. That the premises, or any part thereof, shall not be sold, rented, or otherwise disposed of to any person of African descent.
2. That until the expiration of twenty (20) years from date the premises shall be used for residence purposes only.
3. That no building shall be erected nearer the Perry Road than twenty-five (25) feet; and no dwelling shall be erected on the premises, nor any part thereof, at a cost of less than One thousand five hundred dollars.
4. That no use shall be made of said lots, nor any part thereof, which shall constitute a nuisance.
5. That the grantor reserves the right to place or authorize the placing of electric, telephone or telegraph poles, water pipes, or any other work of utility in or along any of the roadways, streets, or the back line of any lot without compensation to lot owner.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD the premises before mentioned unto the said James M. Jordan, Jr. his Heirs and assigns forever.

IN WITNESS WHEREOF, said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Wm. C. Beacham, President, and W. G. McDavid, Secretary and Treasurer, on this second day of November, in the year of our Lord one thousand and fifteen and in the hundred and 140th year of the sovereignty and independence of the United State of America.

Signed, sealed and delivered in the presence of:

T. G. Davis.
J. F. Southern.

The Carolina Loan & Trust Co.
By W. C. Beacham, President,
and W. G. McDavid
Secretary and Treasurer.



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Personally Appeared J. T. Southern.
and made oath that he saw the within named Carolina Loan & Trust Company, by its duly authorized