

STATE OF SOUTH CAROLINA, }
Greenville County.

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 one hundred and fifty (\$150)
Dollars,
to me in hand paid, at and before the sealing of these presents by

Bruce Simmons.
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
Bruce Simmons.

All that certain piece, parcel or lot of land on Rogers Avenue, in that Section known as Sans Souci, about three miles north of the City of Greenville, having the following lines and courses;-

Beginning at an iron pin on the north side of a six (6) foot sidewalk on Rogers Avenue, the joint corner of lots numbered thirteen (13) and fourteen (14) and running thence along said sidewalk, N. 79-28 E. fifty (50) feet to a six foot (6') sidewalk on an unnamed street; to an iron pin; thence with said sidewalk, N. 10-17 W. one hundred and fifty (150) feet to an iron pin; thence S. 79-28 W. fifty (50) feet to an iron pin, rear corner of lots numbered fourteen (14) and thirteen (13); thence with line of lot numbered thirteen (13) S. 10-17 E. one hundred and fifty (150) feet, to an iron pin on the edge of the sidewalk along Rogers Avenue, the beginning corner, the same being designated as Lot Numbered fourteen (14) on plat of said property recorded in the Register of Mesne Conveyance for Greenville County, in Plat Book "I", at page 33, which plat is hereby referred to and made a part hereof.

Said property is sold with the following restrictions, which constitute a part of the consideration, and are to be effective for a period of twenty (20) years from the date hereof.

1. Said property is to be used for residential purposes only.
2. No residence is to be erected on said lot at a cost of less than twelve hundred dollars (\$1,200.00).
3. No house is to be built nearer the sidewalk on Rogers Avenue than twenty (20) feet.

The above described land is a portion the same conveyed to me by Willie Hayne Perry, et al.
on the 15th day of October 1936 deed recorded in office of
Register of Mesne Conveyance for Greenville County, in Book 129, Page 566 and Supplemental deed recorded in Book
198 at page 111.

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, all and singular, the premises before mentioned unto the said Bruce Simmons, his
heirs and assigns, forever.

AND I do hereby bind myself and my successors, heirs, executors and administrators to
warrant and forever defend all and singular the said premises unto the said Bruce Simmons, his
heirs and assigns,
against me and my successors heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 23rd. day of July in the year of
our Lord one thousand nine hundred and thirty-seven and in the one hundred and 61st
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Earle Davis, Hext M. Perry, Trustee, (SEAL)
H. B. Cureton. (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 cents
U. S. Stamps Cancelled, \$ 0 and 50 cents

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Greenville County

PERSONALLY appeared before me H. B. Cureton,

and made oath that he saw the within named Hext M. Perry, Trustee,
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
Earle Davis, witnessed the execution thereof.

SWORN to before me, this 23rd,
day of July A. D. 1937 }
James F. Davenport, (L.S.) (L. S.) }
Notary Public for S. C. } H. B. Cureton.

STATE OF SOUTH CAROLINA }
Greenville County.

RENUNCIATION OF DOWER

I, _____, a Notary Public _____ do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named _____

heirs and assigns, all her interest and estate, and also her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this _____
day of _____ Anno Domini 19____ }
_____, (L. S.) }
Notary Public for S. C. }

Recorded August 13th 1937, at 9:55 o'clock, A. M.