

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, May H. Goddard and Blanche H. McPherson

.....in the State aforesaid,
.....in consideration of the sum of
Eleven Hundred and no/100 (\$1100.00) DOLLARS

to usin hand paid
at and before the sealing of these presents by Cora H. Dodson, Trustee

(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
Cora H. Dodson, Trustee.

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot # 19 of Goddard and McPherson property.

Beginning at an iron pin on McPherson Lane, a point on NE corner of property of Mrs. R. L. Rabb, and running along McPherson Lane N. 48° 47' E. 95 feet to an iron pin on McPherson Lane; thence S. 41° 13' E. 226 feet to an iron pin on rear line of Goddard-McPherson Sub-Division; thence S. 55° 55' W. 66.7 feet to an iron pin on the SE corner of Mrs. R. L. Rabb; thence N. 48° 45' W. 219.6' along property of Mrs. R. L. Rabb to beginning point on McPherson Lane. Said lot being bounded on the north by McPherson Lane; east and south by the Goddard-McPherson Sub-division; west by property of Mrs. R. L. Rabb.

The following restrictions are hereby declared to be conditions and are a part of the consideration for this conveyance;

1. No residence shall be erected upon said lot at a cost of less than \$5000.00.
2. No residence shall be erected upon said lot with the front building line less than fifty feet from the front of said lot.
3. This lot shall at no time be conveyed to a person or persons of African descent.
4. No building shall be erected upon said lot other than a residence and such buildings as may necessarily pertain thereto.
5. No spiritous or malt liquor shall ever be manufactured or sold upon said lot.

Habendum to (Mrs.) Cora H. Dodson and her successors and assigns forever, in trust, nevertheless, to hold the same for the use and benefit of her three children, Ruth G. Dodson, Paul S. Dodson, Jr., and Charles A. Dodson, with full power to permit her said children, or any one or more of them, or of their issue, to occupy said premises free of rent, and will full power, at her absolute discretion, to sell said property at public or private sale, with or without advertisement, at such time and upon such terms as she may wish, and to let the same; also to convey the same to the purchasers thereof, free of trusts, and to accept a mortgage thereon to secure the payment of any portion of the purchase money therefor, without responsibility upon the purchaser to see to the application of the purchase money therefor; also to borrow money for any purpose and to mortgage said property to secure the payment thereof; the proceeds of sale to be reinvested in other real or personal property upon the same trusts; also to sell and mortgage any and all property hereafter acquired by her from time to time, as often as she may desire; with full power to terminate the trust at any time by conveying said premises to said three children, free of trusts, or to appoint, in writing, some other person or corporation to be trustee hereunder, in her stead; and in the absence of such conveyance or appointment, it shall be lawful for the Judge of the Probate Court for said county at the time of the death of said Cora H. Dodson to appoint, in writing, a new trustee in who the title to any property held at that time under the terms hereof shall be vested, and who shall have all the powers and discretion hereby vested in the said Cora H. Dodson. Upon the death of the survivor of the said Ruth G. Dodson, Paul S. Dodson, Jr. and Charles A. Dodson, the title to any premises then held in trust under the terms hereof shall vest in the issue, per stirpes, of the said Ruth G. Dodson, Paul S. Dodson, Jr., and Charles A. Dodson, freed and discharged of all trusts; provided, however, that said property shall not be liable for any debts of said beneficiaries, and if any creditor shall

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For Release to this deed see Deed Book 202, page 17.