

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext. M. Perry, Trustee,

in the State aforesaid  
in consideration of the sum of four hundred and fifty (\$450.00) Dollars,

to me in hand paid, at and before the sealing of these presents by Mrs. Pearle McMakin,  
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 Mrs. Pearle McMakin.

All that certain piece, parcel or lot of land in that section known as Sans Souci, about three miles north of the city of Greenville, on Rogers Avenue, with the following metes and bounds:-

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered seven and eight (7) and (8), and running along said sidewalk, N. 79-28 E. one hundred and fifty (150) feet, to an iron pin, joint corner of lots ten (10) and Eleven (11); thence along the line of lot numbered eleven (11) N. 10-17 W. one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered ten (10) and eleven (11); thence S. 79-28 W. one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered seven (7) and eight (8); thence along the line of lot numbered seven (7), S. 10-17 E. one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being known and designated as lots numbered eight (8), Nine (9) and ten (10), on plat of said property recorded in the office of 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 therefor 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 house is to be built nearer the sidewalk on Rogers Avenue than twenty (20) feet.  
3. No residence is to be erected on said property or any part thereof at a cost of less than one thousand two hundred dollars (\$1,200.00).  
4. No part of said property is to be sold to any person of African descent.

The above described land is 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 March 25th, 1937, recorded in Book 198, 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 Mrs. Pearle McMakin, her 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 Mrs. Pearle McMakin, her 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 29th day of December 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

STATE OF SOUTH CAROLINA, }  
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 29th day of December A. D. 1937.  
Wm. E. Henderson (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 March 2nd, 1938, at 10:42 o'clock, A. M. BY: E.C.