

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, Alexander McBee, deceased, left a last will and testament, in which he gave Floride Smith McBee, Executrix, implied power and authority upon the consent of Crosswell McBee, to sell the real estate of his Estate, which will is on file in the office of the Probate Court for Greenville County, in Apartment 348, file 5; and

Whereas, by agreement dated October 30, 1937, recorded in the R. M. C. Office for Greenville County, in Deed Book 201, page 47, all the devisees have given their express consent and authority to Floride Smith McBee, as Executrix, to sell any part or all of said real estate upon the consent of Crosswell McBee, with full power and authority to make deeds of conveyance;

Now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That

I, Floride Smith McBee, as Executrix,

in the State aforesaid

in consideration of the sum of Seven hundred (\$700.00)

DOLLARS

to me

in hand paid, at and before the sealing of these presents by

Eunice B. Mahon

in the State aforesaid, 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 Eunice B. Mahon, her heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the North side of Perry Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 7, as shown on plat of property of "McBee Estates", prepared by Dalton & Neves, Engineers, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of Perry Avenue, which pin is 300 feet west of the intersection of Perry Avenue and an unnamed street, the joint corner of Lots Nos. 6 and 7, and running thence along the joint line of said lots, N. 19-00 E. 175 feet to the rear joint corner of said lots; thence along the line of other property of the grantor, N. 71-00 W. 29 feet to a point; thence continuing along the line of the property of the grantor, N. 67-25 W. 20.1 feet to an iron pin, the rear joint corner of Lots Nos. 7 and 8; thence with the joint line of said lots, S. 22-35 W. 175 feet to an iron pin on the North side of Perry Avenue; thence along the north side of said Perry Avenue, S. 67-25 E. 30.4 feet to a point; thence continuing with the North side of said Avenue, S. 71-00 E. 30 feet to the beginning corner.

This property is sold subject to the following building restrictions:-

- (1) That no building shall be erected within thirty-five (35) feet of the front line on Perry Avenue.
- (2) That this lot shall not be sold, rented or otherwise disposed of to any person of African descent or with any percentage of negro blood.

I consent to the within conveyance.

Crosswell McBee

Crosswell McBee.