

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

For True Consideration See Affidavit  
Book 6, Page 145

WHEREAS, THE HEREINAFTER NAMED GRANTORS own as tenants in common the hereinafter described real estate in the County of Greenville, State of South Carolina, and desire to subdivide the same and sell it in building lots, and with that in view, hereby convey the same to Hext M. Perry, Trustee for them, and each of them, in order that he may make the deeds therefore to the purchasers thereof in the place of said owners and receive the money therefor.

KNOW ALL MEN BY THESE PRESENTS, That We, Willie Hayne Perry, Ben F. Perry, Hext M. Perry, Elizabeth P. Collins, James Y. Perry and Beattie Perry Young, in the State aforesaid, in consideration of the sum of One dollar and other valuable considerations, to us in hand paid at and before the sealing of these presents by Hext M. Perry, 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 Hext M. Perry, Trustee,

All that certain piece, lot or parcel of land situate in the County of Greenville, State of South Carolina, on New Buncombe Road, in that Section known as Sans Souci, about three miles north of the City of Greenville, and being more particularly described as follows:-

Beginning at a point opposite McMakin Drive at the intersection of the Middle of the Old Thompson Road (now abandoned at this point) and the right-of-way of the South Carolina Highway Department, fifty feet from the center of the New Buncombe Road, and running thence along the eastern side of the right-of-way of the New Buncombe Road, N. 39-10 W. to the middle of Langston Creek; thence up the middle of said Langston Creek to the middle of the Old Thompson Road; thence along the middle of said Thompson Road to the beginning point, containing about three and one half acres of land, more or less, and bounded on the west by the right-of-way of the South Carolina Highway Department known as the New Buncombe Road; on the north by Langston Creek; and on the east by the Floyd Property known as Dreamland; *Plot D D/79*

Said property is to be sold by said trustee 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 house is to be built nearer the right-of-way of New Buncombe Road than twenty (20) feet.
3. No residence is to be erected on said property at a cost of less than three thousand dollars (\$3,000.00).
4. Said lot is not to be sold to any person of African descent.

The said Trustee, Hext M. Perry, is hereby authorized to have said property subdivided into lots of such size as he may deem advisable and to sell the same at private or public sale, for such amount as he may consider adequate, in whole or in lots.

The said trustee is authorized to sell the said property for cash, or for part cash and take a purchase price note and mortgage secured on said property for the balance of the purchase price.

Said trustee is authorized to take the promissory note of any purchaser for the purchase price of any lots where a house is to be built thereon, provided said promissory note is payable out of the proceeds of any mortgage placed on said property for the erection of said house.

The purchaser or purchasers of said property are not required to see to the application of the purchase money or the payment thereof to the respective parties entitled thereto.

The said trustee is hereby authorized to hold the proceeds of any sale or sales and to divide the same at any time he may consider advisable.

The said Trustee is hereby fully authorized to sell and develop said property and do any and all things that he may consider necessary for the sale and development thereof in the place and stead of the grantors herein.

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 Hext M. Perry, Trustee, his successors, Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Hext M. Perry, Trustee, his successors, Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 25th day of May in the year of our Lord one thousand nine hundred and thirty-seven in the one hundred and 60th year of the Independence of the United States of America.