

State of South Carolina, Stamps \$1.00
County of Greenville.

Whereas, by virtue of a decree of the Court of Common Pleas for the County and State aforesaid in the case of Ethel G. Perry Plaintiff vs. Willie Hayne Perry, Benjamin F. Perry, Jr. & Hest M. Perry, Elizabeth F. Perry, James G. Perry, Beattie Perry Young and J. B. Young, Defendants, (see judgment roll 4602) which decree bears date of April 30th 1914, the title to a certain tract of land belonging to the parties to the said action (of which tract the hereinafter described ^{premises} are a part) was vested in the Carolina Loan & Trust Company (a Corporation duly organized and existing under the laws of said state) as trustee for the aforementioned parties, with full power in said trustee to sell the same or any part thereof, as will more fully appear by reference to said decree.

Now, therefore, I know all men by these presents, that in the exercise of the said power of sale the Carolina Loan & Trust Company for and in consideration of the sum of six hundred and seventy-five (675) Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantor hereinafter named (the receipt ^{whereof} is hereby acknowledged) has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto G. M. Moffett, all that certain lot of land situate in the County of Greenville, State aforesaid, known as lot (numbered fifteen (15)) in Hest M. Perry's subdivision of fourteen acre tract of land on the Burncomb Road about two miles north of the city of Greenville known as Sans Souci Park, as per plat recorded in Office of Register of Mesne Conveyance for said County and State, in Plat Book C, Page 158, and having the following lines, courses and distances

to wit: Beginning at stake at ^{Northwest} Southeastern corner of N. Call Street and Perry Road, thence along N. Call Street two hundred and ten feet (210) to stake; thence N. 26-30 E. sixty-seven (67) feet to stake; thence N. 55-54 W. two hundred and ten feet (210) to stake on edge of Perry Road, thence along the edge of said Perry Road, sixty seven (67) feet to the beginning corner, being more fully described in plat recorded in the Office of the Register of Mesne Conveyance for Greenville County, which plat is hereby referred to for a full description of said lot.

Now the following conditions, however which are a part of the consideration for this deed, and are hereby declared to be conditions subsequent, to-wit:-

1. That the premises, nor any part thereof, shall not be sold, rented, or otherwise disposed of to any person of African descent.
2. That until the expiration of twenty (20) years from date the premises shall be used for residence purposes only.
3. That no building shall be erected nearer the Perry Road than twenty-five (25) feet; and no dwelling shall be erected on the premises, nor any part thereof, at a cost of less than one thousand five hundred Dollars.
4. That no use shall be made of said lots nor any part thereof, which shall constitute a nuisance.
5. That the grantor reserves the right to place or authorize the placing of electric, telephone or telegraph poles, water pipes, or any other work of utility in or along any of the roadways, streets, or the back line of any lot without compensation to lot owner.

Together with all and singular the Rights, members, Hereditaments and Appurtenances to the said premises belonging