

Ethelridge Drive, S. 50-33 E., two hundred and seventy-five (275) feet, more or less, to the middle of the Perry Road; thence along the middle of the Perry Road, S. 43-0 W., seven hundred and forty (740) feet, more or less; thence S. 42-30 W., one thousand (1000) feet, more or less; thence S. 34-04 W., one hundred (100) feet, more or less; thence S. 27-19 W., two hundred and twenty (220) feet, more or less to the middle of McCall Street; thence along the middle of McCall Street, N. 56-07 W., four hundred and ninety one (491) feet, more or less; thence along the line of the four (4) acre Home Place, N. 68-0 E., four hundred and sixty and nine tenths (460.9) feet, to an iron pin; thence N. 22-30 E., three hundred and thirty six (336) feet, to an iron pin; thence N. 87-30 W., four hundred and sixty-five (465) feet, to an iron pin, on the edge of the paving on Brockman Avenue; thence N. 9-53 E., one hundred and sixteen (116) feet, more or less; thence along Franklin Road N. 18-01 E., three hundred (300) feet, more or less; thence still along the Franklin Road, N. 17-09 W., two hundred and seventy-six (276), more or less, to the beginning point; with the exception of the Church lot at the southeast corner of the Franklin Road and Ethelridge Drive, heretofore sold, said Church lot having a frontage of one hundred (100) feet on the Franklin Road and a depth on Ethelridge Drive of two hundred and fifty (250) feet, more or less. X

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 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 sold 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 lot or 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.

However, said property is in a restricted district, and the deeds to the purchasers thereof, shall contain the following restrictions, which shall constitute a part of the consideration therefor, and shall be effective for a period of twenty-five (25) years from the date of each deed.

1. Said property is to be used for residential purposes only.
2. No house is to be erected thereon at a cost of less than three thousand dollars (\$3,000.00)
3. A five foot sidewalk is to be placed on each street of said property.
4. No house is to be erected on said lots nearer than twenty (20) feet of the inner edge of said sidewalk.
5. Said property is not to be sold to any person of African descent.

The above described land is a part of the same conveyed to ~~me~~^{us} by our grandfather, B. F. Perry, by will ~~on the xxxxxxxxxxxxxxxxx~~ 19 , deed recorded in office of Register of Mesne Conveyance for County, in Book Page.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.