

State of South Carolina  
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 Perry Plaintiff vs. Willie Leayne Perry, Benjamin F. Perry, Jr. Robert M. Perry, Elizabeth F. Perry, James M. Perry, Beattie Perry Young and T. B. Young Defendants (see Judgment Roll 4602) which decree bears date 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 the said trustee to sell the same or any part thereof, as will more fully appear by reference to said decree.

Now therefore, 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 Seven Thousand (7,000.00) Dollars to it in hand duly paid and before the sealing and delivery of these presents by the grantee, herein after named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Traylor Real Estate Company, all those certain lots of land situate in the County of Greenville, State aforesaid, known as lots numbered 4, 5, 6, 7, 9, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and Lot 1 in Robert M. Perry's subdivision of fourteen acre tract of land on the Buncombe Road about two miles north of the City of Greenville, known as Sans Souci Park as per plat recorded in Office of Register of Deeds & Conveyance for said County and State in Plat Book "C" page 158 and having the following lines, courses and distances to-wit: Beginning at a stake on eastern edge of Perry Road, corner of lot numbered One A and now owned by W. E. Freeman, and running thence along said Perry Road, S 15.55 W. 26.25 feet (75) feet to stake on Buncombe Road

thence along  
Buncombe road

S 29-03 E. one hundred and thirty one feet and eight inches (131-8') to stake, corner of Prince Lot; thence along the line of Prince lot, N. 33-51 E. one hundred and seventy eight, (178) feet, more or less, corner of Freeman lot; thence along the line of Freeman Lot to the beginning corner, being Lot No. 1 as shown on said plat.

And Lots numbered four (4) five (5) six (6) seven (7) nine (9), seventeen (17), eighteen (18), nineteen (19) twenty (20), twenty one (21), Twenty-two (22) twenty-eight (28) twenty-nine, (29) thirty (30), thirty-one (31) thirty-two (32) thirty-three, (33), thirty-four (34) thirty-five (35) thirty-six (36) thirty-seven (37), thirty-eight (38) thirty-nine (39), forty (40) forty-one (41), forty-two (42) and forty-three (43) in said subdivision as shown on said plat, which is hereby referred to for the lines, courses and distances of the lines thereof.

Upon 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 persons 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 near the Perry Road than twenty-five (25) feet; and no dwelling shall be erected on lots on Perry Road at a cost of less than twenty-five hundred dollars.
4. That no use shall be made of said lots, nor any part thereof, which shall constitute a nuisance.

Together with all and singular the Rights, members, Hereditaments and Appurtenances to the saids to the said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular, the premises before mentioned unto the said Traylor Real Estate Company, its successors and assigns forever.

In witness whereof, the said granting Corporation has caused its Corporate seal to be hereunto affixed and these presents to be subscribed by its duly