

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

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 ~~know all men by these presents~~ building lots, and with that in view hereby convey the same to Hext M. Perry, as Trustee, for them, and each of them, in order that he may make the deeds therefor to the purchasers thereof in the place of the 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 them 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in that section known as Sans Souci about two miles north of the city of Greenville, and being more fully described as follows:-

Beginning in the middle of Ethelridge Drive and Beacon Street at their intersection one block from the Franklin Road, and running thence up the middle of Beacon Street, N. 5-35 W. three hundred and sixty-five feet (365), more or less, to the middle of Paris Mountain Avenue, thence along the middle of Parris Mountain Avenue, N. 84-28 E., one thousand, six hundred and one and eight tenths (1,601.8) feet, more or less, to the middle of the Perry Road; thence along the middle of the Perry Road, S. 43-30 W., eight hundred and forty six and seven tenths (846.7) feet, to the middle of Ethelridge Drive at its intersection with the Perry Road; thence along the middle of said Ethelridge Drive, N. 50-33 W., three hundred and two (302) feet to the middle of said Ethelridge Drive at its intersection with Belmont Avenue; thence along the middle of Ethelridge Drive S. 84-28 W., seven hundred and five and five tenths (705.5) feet, more or less, to the beginning corner.

Plat B/33

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 me may consider adequate, in whole or in lots.

The said trustee in 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 me 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 purpose 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.