

TITLE TO REAL ESTATE-G.T. 202

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Perry, Trustee, of the County of Greenville,

in the State aforesaid one hundred and fifty (\$150.00) Dollars,

to me in hand paid, at and before the sealing of these presents by R. L. Ellison

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 R. L. Ellison.

All that certain piece, parcel or lot of land situate and being on McMakin Drive, known and designated as lot numbered sixty (60), on plat of said property recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 32, said lot being in that section known as Sans-Souci near the New Buncombe Road about three miles north of the City of Greenville, and having the following lines, courses and distances, to-wit:-

Beginning at an iron pin on a five foot sidewalk two hundred and fifty feet from an iron pin on the eastern edge of a six-foot sidewalk running along King Street at its intersection with McMakin Drive, the joint corner of lots numbered sixty and sixty-one; thence along said sidewalk running along McMakin Drive N. 79-28 E. fifty (50) feet, to an iron pin; thence S. 10-17 E. one hundred and fifty (150) feet, to an iron pin; thence S. 79-28 W. fifty (50) feet, to an iron pin, joint rear corner of lots numbered sixty (60) and sixty-one (61); thence with the line of lot numbered sixty-one (61), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being designated as lot numbered sixty (60) on Plat of said property recorded in Plat Book "I" at page 32, in the Office of the R. M. C. for Greenville County, which plat is hereby referred to and made a part of this deed.

Said property is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of twenty-five (25) years from the date of this deed:- 1. Said property is to be used for residential purposes only. 2. No house is to be erected on said lot nearer the sidewalk running along McMakin Drive than twenty (20) feet. 3. No residence is to be erected thereon at a cost of less than two thousand dollars (\$2,000.00) 4. The property is not to be sold to any person of African descent.

The above described land is part of the property conveyed to me by Willie Hayne Perry, et al. on the X day of X 19... deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 217, Page 238

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 R. L. Ellison, his heirs and assigns, forever.

AND I do hereby bind myself, my successors, heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said R. L. Ellison, his heirs and assigns, against me and my successors heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand and seal, this 24th day of January in the year of our Lord one thousand nine hundred and forty and in the one hundred and 63rd. year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W. F. Witzgall, Hext M. Perry, Trustee. (SEAL) C. Victor Pyle. (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 cents
U. S. Stamps Cancelled, \$ 0 and 50 cents

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me W. F. Witzgall Hext M. Perry, Trustee,

and made oath that he saw the within named his act and deed, deliver the within written Deed; and that he, with C. Victor Pyle witnessed the execution thereof.

SWORN to before me, this 24 January A. D. 19 40 day of C. Victor Pyle. (L. S.) Notary Public for S. C.

W. F. Witzgall

No Dower - Trustee deed. RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
Greenville County.

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named

heirs and assigns, all her interest and estate, and also her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this Anno Domini 19 day of Notary Public for S. C.

Recorded February 1st 1940, at 4:10 o'clock, P. M. BY: E. G.