

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 Y. Perry, Plaintiff, vs Willie Hayne Perry, Benjamin F. Perry, Jr., Hext M. Perry, Elizabeth F. Perry, James Y. Perry, Beattie Perry Young and T.B. Young, Defendants (see Judgment Roll 3917) which decree bears date of April 30th, 1914, the title to a certain tract of land belonging to the parties to the said action for 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 One Thousand (\$1,000.00) Dollars to it in hand paid at and before the sealing and delivery of these presents by the grantee 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 R.R. Scales all those certain lots of land situate in the County of Greenville, State aforesaid, known as lots numbered thirteen (13), Twenty-three (23) and twenty-four (24) in Hext 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 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 on eastern edge of Perry Road, sixty-six (66) feet from Southeastern corner of McCall Street and said Perry Road, at joint corner of lots fourteen and thirteen; thence along eastern edge of said Road S. 23-30 W. sixty (60) feet to stake; thence S. 55-54 E. four hundred (400) feet to stake on Davis Street; thence with said Street N. 23-30 E. one hundred twenty-six (126) feet to stake at Northwestern corner of intersection of McCall and Davis Street; thence with McCall Street N. 55-54 W. one hundred ninety (190) feet to stake at rear of lot numbered fourteen; thence with the rear line of lot numbered fourteen S. 23-30 W. sixty-six (66) feet to stake; thence N. 55- 54 W. two hundred ten (210) feet to the beginning corner, being lots numbered thirteen (13) twenty-four (24) and twenty-five (25) as per plat recorded in Office of Register of Mesne Conveyance for Greenville County, which plat is hereby referred to and made a part hereof.

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 person of African descent.
- 2- That until the expiration of twenty (20) years from date of 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 -

(Over)