

H.K. Townes,

DEED TO

A.B. Gardner

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, H.K. Townes, L.O. Patterson and F.T. Dargan and J.R. Ware of the County

in the State aforesaid in consideration of the sum of Six hundred and 00/100 DOLLARS. to us in hand paid at and before the sealing of these presents by

A.B. Gardner

(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 A.B. Gardner all those certain lots of land situate, lying and being in the State and County aforesaid, just without the corporate limits of the City of Greenville; First, lots thirty-four, thirty-five and thirty-six (34, 35 and 36) of Cherokee Park, said lots each front on Connetsee Avenue twenty feet and have an aggregate frontage of sixty feet and run back on parallel lines one hundred seventy-one feet to an alley; also lots two hundred sixty-four, two hundred sixty-five and two hundred sixty-six (264, 265 and 266) of Cherokee Park. Said lots each have a frontage of twenty feet and have an aggregate frontage of sixty feet on Grove Road, and run back on parallel lines one hundred seventy-two feet to an alley-. Said lots are represented by a plat recorded in R.M.C. office for said Greenville County in Plat Book "A", page 114; except that alleys have been established in the rear of the lots, taking from the depth of said lots seven and one-half feet, according to a revised plat, made October 9th, 1910.- -

on condition that same shall never be sold, rented or otherwise disposed of to a person of African descent, and that no building costing less than fifteen hundred dollars shall be erected thereon ( this not to apply to servants or persons residing on said lots). These conditions are material and have affected the price at which said lots were sold; they are to be deemed conditions subsequent, and upon breach of either of said conditions, the grantors, or their heirs or assigns, shall have the right to re-enter and resume possession of said lots of land

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said A.B. Gardner, his heirs and assigns forever.

AND We do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said A.B. Gardner, his

heirs and assigns, against ourselves and our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hands and seals, this 11th day of January in the year of our Lord one thousand nine hundred and thirteen and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of S.W. Evans, F.L. Carroll, Hamlin Beattie, Jr., M.B. Prevost, F.T. Dargan, H.K. Townes, J.R. Ware, L.O. Patterson (L.S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Oconee

PERSONALLY appeared before me, S.W. Evans

and made oath that he saw the within named F.T. Dargan sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

F.L. Carroll witnessed the execution thereof.

SWORN to before me, this 16

day of January A. D. 1913

S.W. Evans

P.H.E. Sloan (L.S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF Oconee

I, P.H.E. Sloan, N.P. for S.C. do hereby certify unto all whom it may concern that

Mrs. Gillett T. Dargan wife of the within named F.T. Dargan did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

A.B. Gardner, his heirs and assigns,

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

WITNESSE under my hand and seal, this 16

day of January A. D. 1913

Gillett T. Dargan

P.H.E. Sloan (L.S.)

Notary Public for S. C. Notary Public for S. C.

Recorded for January 31st, 1913

(For three other Dowers to this deed, see deed book Vol. 14, at page 555.)

(For another Probate and Releases to this deed, see deed Book Volume 22, at page 129.)