

DEED TO J. R. Garner  
 STATE OF SOUTH CAROLINA,  
 COUNTY OF Greenville  
 KNOW ALL MEN BY THESE PRESENTS, That J. R. Garner

in the State aforesaid,  
 in consideration of the sum of  
\$10.00 and other valuable considerations DOLLARS,  
 to me in hand paid  
 at and before the sealing of these presents by J. R. Garner

(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

J. R. Garner, his heirs and assigns all that certain  
lot of land situated in the City of Greenville, County and  
State aforesaid, known and designated as lot 17 of block  
D. of Eagle Park as shown on plat recorded in the R. M. C.  
office for Greenville County, Plat Book C, page 258 being  
more particularly described as follows: Beginning at an  
iron pin on Prentiss Avenue corner of lot 20 and running  
thence with line of lot 20 S. 51.57 W. 152.8 feet to an iron  
pipe on an alley, thence with line of alley S. 53-43 E. 17.2  
feet thence still with alley S. 61-03 E. 42 feet to an iron  
pipe corner of lot 18, thence with line of lot 18 N. 32-12 E. 157.1  
feet to an iron pipe on Prentiss Avenue, thence with  
Prentiss Avenue N. 62-47 W. 60 feet to beginning corner.

subject however to the following restrictions, which are a  
 part of the consideration of this deed, and are made for  
 the protection of the other lots on plat above referred to  
 which restrictions shall remain in effect for a period  
 of twenty years from date of this deed, to wit: (1) The property  
 herein conveyed nor any part thereof shall not be sold  
 rented or otherwise disposed of to Negroes.

2. The said property shall not be used for any unlawful  
 business nor for anything which would constitute a  
 nuisance.

3. The property herein conveyed shall not be recut nor  
 subdivided so as to face any other direction than as  
 shown on plat.

4. No building shall be erected on said property within  
 25 feet of the present line of Prentiss Avenue.

5. No building costing less than \$2500.00 shall be erected  
 upon said lot other than outbuildings appurtenant to a  
 dwelling.

This lot is subject to a mortgage for the sum of twelve  
 hundred seventy five (\$1275.00) Dollars, bearing interest  
 from date of April 8th - 1919, at the rate of 6% per annum  
 said mortgage signed by H. S. Pherson to Eagle Park Co.

It is agreed and understood that Grantor J. R. Garner  
 assumed and agrees to pay said mortgage as part of the  
 purchase price of within described lot.

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 said premises before mentioned, unto the said J. R. Garner and his heirs and assigns heirs and assigns, forever.

AND I myself do hereby bind  
 heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. R. Garner and his

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

WITNESS my hand and seal, this 9th day of June  
 in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and thirty third  
 year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
H. M. Keister P. H. Keister (L. S.)  
L. D. Sparr (L. S.)  
 (L. S.)  
 (L. S.)  
 (L. S.)

Revenue Stamps Cancelled	Dollars	Cents
		50

STATE OF SOUTH CAROLINA,  
 County of Greenville

PERSONALLY appeared before me, H. M. Keister  
 and made oath that he saw the within named P. H. Keister

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with  
L. D. Sparr witnessed the execution thereof.

SWORN to before me, this 9th day of June A.D. 1919  
L. D. Sparr (L. S.)  
 Notary Public for S. C.

STATE OF SOUTH CAROLINA,  
 County of Greenville

RENUNCIATION OF DOWER.  
 I, \_\_\_\_\_, do hereby certify  
 unto all whom it may concern, that Mrs. \_\_\_\_\_  
 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 any 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 all 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 no day of \_\_\_\_\_ A.D. 1919  
 (L. S.)  
 Notary Public for S. C.

Recorded June 11th - 1919