

State of South Carolina,
County of Greenville.

Whereas W.D. Parrish and T.C. Gower did by their deed dated May 5, 1913, recorded in Vol. 18, page 401, convey to H.O. Jones a lot of land which lot is embraced in the lot of land hereinafter described; and Whereas W.D. Parrish and T.C. Gower did by their deed dated May 5, 1913, and recorded in Vol. 18, page 241, convey to Julia D. Charles a lot of land, a portion of which is embraced in the lot of land hereinafter described; and Whereas, each of the above mentioned deeds contained the following clause, "upon condition, however, which is a part of the consideration for this deed, that the purchaser, nor his grantee or grantees, heirs or assigns, shall not erect a building costing less than \$1500.00 complete, nor within fifteen feet from line of sidewalk abutting said property, which condition is hereby declared to be a condition subsequent;" and Whereas said condition was not intended to be a condition subsequent, the violation of which would operate a forfeiture or a reversion of the property, but was intended as a building restriction for the benefit of the property of the Boyce Lawn Subdivision; and Whereas, T.C. Cleveland is now the owner of the lot hereinafter described, and it is desired to remove any question as to the intention of said conditional clause contained in the above mentioned deeds; Now Therefore:

STATE OF SOUTH CAROLINA

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KNOW ALL MEN BY THESE PRESENTS, That, We, W.D. Parrish and T.C. Gower

for and in consideration of the sum of one dollar

to us in hand paid at and before the sealing of these presents by

T.C. Cleveland

(the receipt whereof is hereby acknowledged) have Granted, Bargained, quit-claimed and Released, and by these presents do Grant, Bargain, quit-claim and Release unto the said T.C. Cleveland. All that piece, parcel or lot of land, situate, lying and being in

Greenville County, State of South Carolina, in Ward Two of the City of Greenville, on the south side of Whitsett St. and being more particularly described as follows: Beginning at an iron pin on the south side of Whitsett St. which pin is 82 ft. 3/4 inches in a westerly direction from the intersection of Whitsett St. and Carolina Avenue, and running thence with Whitsett St., S. 76-45 W. 83 ft. 1/2 inches to iron pin, corner of lot D; thence with line of lot D, S. 15 E. 126 ft. 1 inch to iron pin on the north side of a 10 foot alley; thence with said alley N. 76-45 E. 83 ft. 1/2 inches to iron pin, corner of Jarie E. Furman lot; thence with line of last mentioned lot M. 15 W. 126 ft. 1 inch to the beginning corner. Being lot C and the western half of lot B. as shown on subdivision plat recorded in R.M.C. Office for Greenville County, in Book C., page 41.

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

T.C. Cleveland, his

heirs and assigns, forever.

subject, however, to the following building restrictions which are a part of the consideration of this deed and are made for the benefit and protection of the other lots shown on the plat of Boyce Lawn Addition recorded in plat book A., page 179, R.M.C. Office for Greenville County: 1. The purchaser nor his grantee or grantees, heirs or assigns shall not erect a building costing less than \$1500.00 complete nor within fifteen (15) feet from the line of sidewalk fronting said property.

AND do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

heirs and assigns, against

and

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

WITNESS OUR hand and seal, this 30th day of January

in the year of our Lord one thousand nine hundred and twenty-two

and in the one hundred forty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

R.L. Simmons,

H.B. Springs,

W.D. Parrish

T.C. Gower.

(L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled

Table with columns for Dollars and Cents.

THE STATE OF SOUTH CAROLINA,

County of Greenville.

PERSONALLY appeared before me, R.L. Simmons

and made oath that he saw the within named W.D. Parrish and T.C. Gower

sign, seal, and as their act and deed, deliver the within Deed; and that he, with H.B. Springs witnessed the execution thereof.

SWORN to before me, this 30th day of January A.D. 1922

H.B. Springs

R.L. Simmons

(L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA,

County of Greenville.

RENUNCIATION OF DOWER

(For another Dower to this deed, see Deed Book #24, at page 68.)

I, H.B. Springs, a Notary Public for South Carolina

do hereby certify unto all whom it may concern, that Mrs. Nell G. Parrish

wife of the within named W.D. Parrish

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

T.C. Cleveland, 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.

GIVEN under my hand and seal, this 30th day of January A.D. 1922

H.B. Springs

Nell G. Parrish

(L. S.) Notary Public for S. C.

Recorded Feby. 17th, 1922.