

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That H. L. McDonald

in the State aforesaid,  
in consideration of the sum of Five DOLLARS,  
and other valuable consideration

to J. L. Coggins in hand paid  
at and before the sealing of these presents by J. L. Coggins

(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. L. Coggins,  
All that piece, parcel or lot of land in Greenville Township,  
Greenville County, State of South Carolina, about two miles  
from Greenville Court House, near Lawrence Road, known as  
lot number thirty-eight on plat of Eastover, recorded in office  
of R. M. C. of said County in plat book F page forty-two (42)  
and having the following course and distances, according  
to said plat, beginning at an iron pin on the southwest  
corner of Ackley Street and Beachwood Avenue and run-  
ning thence with Ackley Street S. 64-30 W. one hundred and  
fifty feet to an iron pin, corner of lot number thirty-  
seven (37), thence with line of said lot N. 25-30 W. sixty  
feet to an iron pin, corner of lot number thirty-nine  
(39) thence with line of said lot, N. 64-30 E. One hundred  
and fifty three and two tenths feet to iron pin on Beach-  
wood Avenue thence with Beachwood Avenue S. 22-26 E. Sixty  
and one tenth feet to the beginning.  
Upon the following condition: which are part of the  
consideration for this deed and are hereby declared  
conditional subsequent, said property shall be used only  
for residential purposes except as to that portion of  
said lot lying one hundred feet from Beachwood  
Avenue, no store-room or business or mercantile build-  
ing or any kind shall be erected on this lot nearer  
Beachwood Ave., than one hundred feet, no dwelling  
shall be erected on said lot costing less than two  
thousand dollars, or nearer than fifty-five feet  
from the inside line of the sidewalk, said property  
shall not be sold, leased or otherwise disposed of,  
to persons of African descent, this is the same property  
conveyed to me (H. L. McDonald), by R. D. Burroughs by deed  
dated twenty seventh of December, nineteen twenty three  
and recorded in Volume Ninety one, page hundred  
and thirty-three R. M. C. Office for Greenville County.  
The purchaser of this property assumes and agrees  
to pay according to its terms a Building and Loan  
note and mortgage to American Building and Loan  
Association of Greenville, S. C. in amount of sixteen  
hundred dollars, less credits on said Building & Loan  
note of two hundred and twenty eight dollars.

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. L. Coggins, his heirs and assigns, forever.

AND myself and my do hereby bind  
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

J. L. Coggins, his heirs and assigns, against  
me and  
my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this third day of April  
in the year of our Lord one thousand nine hundred and twenty four and in the one hundred  
forty eight year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of  
V. O. Burroughs, H. L. McDonald, (L. S.)  
H. M. Hester, (L. S.)  
(L. S.)  
(L. S.)  
(L. S.)

U. S. Stamps Cancelled, \$ 1 and        Cents.  
S. C. Stamps Cancelled, \$ 1 and        Cents.

STATE OF SOUTH CAROLINA,  
County of Greenville.

PERSONALLY appeared before me, V. O. Burroughs  
and made oath that he saw the within named  
H. L. McDonald,

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with  
H. M. Hester witnessed the execution thereof

SWORN to before me this 3  
April A. D. 1924.  
H. M. Hester (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville.

RENUNCIATION OF DOWER  
I, H. M. Hester Not. Pub. S. C. do hereby certify  
unto all whom it may concern, that Mrs. Hillie R. McDonald  
wife of the within named H. L. McDonald  
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 compul-  
sion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

J. L. Coggins, 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.  
J. L. Coggins, his heirs and assigns, forever.

SWORN to before me this 3  
day of April A. D. 1924.  
H. M. Hester (L. S.)  
Notary Public for S. C.

Mrs Hillie R. McDonald,  
April 15th 1924

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