

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT

J. Norwood Cleveland

In the State aforesaid, in consideration of the sum of Ten (\$10.00) DOLLARS,

and other valuable considerations

me in hand paid to and before the sealing of these presents by W.R. Simmons & J.B. Grant

I hereby acknowledge, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

W.R. Simmons: All that certain lot, piece or parcel of land situate and being in the State of South Carolina, Greenville County, and the sixth ward of the City of Greenville, known and designated as Lot #3 on Plat made by U.S. News bearing date March 13th, 1920, and having according to the Plat the following metes and bounds to-wit:

Beginning at an iron pin on the East side of Augusta Street on the southwest corner of lot #2 (which is approximately 163.5 feet from the south side of McKay Street and approximately 201.8 feet from the north side of Tindal Avenue) and running thence N. 89 E. 200 feet along line of lot #2, to an iron pin on the line of Stephen Lot #1 formerly referred to as Lot #5 in the St. P. Johnson survey of J.H. Tenhardt Property, thence along line of last mentioned lot S. 30 E. 13.51 feet to an iron pin on the line of the Tally Lot; thence along last mentioned line S. 79 W. 179 feet to an iron pin on Augusta Street; thence along said Street N. 15 W. 81.8 feet to the beginning. Records, Book 103, at Page 102. Being same lot conveyed to me by S.W. Reams.

This conveyance is made subject however to the following Restrictions: No house shall be erected on said lot for any part thereof, costing less than eight thousand (\$8,000.00) dollars, but this shall not to a servant's house appertaining to a residence, and these premises shall be used in perpetuity exclusively for residential purposes for white persons only, and shall never be sold, rented, or otherwise disposed of to any person of African descent. But servants of such descent, while working for white occupants of such premises may reside thereon. These conditions are material and are conditions subsequent, having substantially affected the price at which this property is sold, on violation of either condition, this deed shall be null and void, and said grantor or their heirs or assigns may take possession of the land.

As part payment for above mentioned lot the Purchasers assume one first mortgage in the sum of Twenty-five (\$2,500.00) hundred dollars, and a second mortgage of seven hundred (\$700.00) dollars, given by J. Norwood Cleveland to S.W. Reams and W.L. Adams, respectively.

The above described land is the same conveyed to me by S.W. Reams on the Twenty-third day of October 1920, deed recorded in office of Register of Meigs Conveyance for Greenville County, in Book 114 of Books Page 271

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said W.R. Simmons & J.B. Grant, their

AND I do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W.R. Simmons & J.B. Grant, their

WITNESS my hand and seal, this 15th day of June in the year of our Lord one thousand nine hundred and Twenty-seven and in the one hundred and fifty-second year of the Sovereignty and Independence of the United States of America.

J.F. Williams, A.G. Gower, J. Norwood Cleveland

U. S. Stamps Cancelled, \$ and Cents. B. C. Stamps Cancelled, \$ 1 and 00 Cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me A.G. Gower

and made oath that he saw the within named J. Norwood Cleveland

J.F. Williams act and deed, deliver the within written Deed; and that he, with J.F. Williams witnessed the execution thereof.

SWORN to before me, this 15th day of June A.D. 1927 V.M. Manning Notary Public for S.C.

STATE OF SOUTH CAROLINA, County of Greenville, RENUNCIATION OF DOWER

I, V.M. Manning do hereby certify unto all whom it may concern that Mrs. Natalie P. Cleveland wife of the within named J. Norwood Cleveland 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 W.R. Simmons and J.B. Grant, 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 15th day of June A.D. 1927 V.M. Manning Notary Public for S.C. Natalie P. Cleveland Recorded July 2nd at 11:20 o'clock, A.M.

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