Vol. 125.
TITLE TO REAL ESTATE.

Form 2.

WALKER, EVANS & COTHRAN CO., CHARLESTON, S. C. 25444

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That H. C. Cleveland

in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable consideration DOLLARS, to me in hand paid at and before the sealing of these presents by Fred L. Bryant

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 Fred L. Bryant

all that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the north side of Ridgeland Avenue, being designated as lot no. 20 and 21 on a plat of Cleveland Terrace, property of H. C. Cleveland, made by C. Allen, which plat is of record in the R. M. C. Office for Greenville County, in Plat Book [illegible], and according to said plat, the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the north side of Ridgeland Avenue, joint corner of Lots 20 and 21, and running thence along the joint line of said lots, N. 11-21 E. 200.0 feet to an iron pin on the South side of a 20 foot alley; thence along the South side of said alley, S. 77-39 E. 50.0 feet to an iron pin, joint corner of Lot No. 19 and 20; thence along the joint line of said lots, S. 11-21 W. 200.0 feet to an iron pin on the North side of Ridgeland Avenue; thence along the North side of said Ridgeland Avenue, N. 77-39 W. 50.0 feet to the point of beginning.

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 Fred L. Bryant, his heirs and assigns, forever, subject, however, to the following restrictions which are solely for the benefit of all persons now or may hereafter purchase any of the lots shown on the plat above referred to, to wit: (1) No dwelling shall be built on said property costing less than $8,000.00 (this shall not however apply to any servants' house which shall be used in connection with a dwelling). (2) No building shall be erected nearer to the sidewalk than 60 feet. (3) The property hereby conveyed shall never be sold, rented, leased, or conveyed to any person or persons having any negro ancestry, or used for any purpose other than residential purposes. The property hereby conveyed shall be used and [illegible]

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Fred L. Bryant, his heirs and assigns, against myself 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 Fourteenth day of May in the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred and fifty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

H. C. Conyers — H. C. Cleveland (L. S.)
H. D. Parrish

U. S. Stamps Cancelled, $ and Cents.
S. C. Stamps Cancelled, $ 5 and 00 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me H. C. Conyers and made oath that he saw the within named H. C. Cleveland sign, seal, and as his act and deed, deliver the within written Deed; and that he, with H. D. Parrish witnessed the execution thereof.

SWORN to before me, this 9th day of May A. D. 1928.
H. D. Parrish (L. S.)
Notary Public for S. C.

H. C. Conyers

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, H. D. Parrish, not being for S. C., do hereby certify unto all whom it may concern, that Mrs. Alice B. Cleveland wife of the within named H. C. 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 Fred L. Bryant, 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 9th day of May A. D. 1928.
H. D. Parrish (L. S.)
Notary Public for S. C.

Alice B. Cleveland

Recorded May 14th, 1928 at 12:55 o'clock, P. M.

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