

Whereas Cherokee Land Co., conveyed to me by its deed, dated November 30, 1917 and recorded in R.M.C. Office for said Greenville County in Deed Book 33, pages 328-330, in trust certain lands therein described with power to convey the same or portions of the same, now therefore:

L.O. Patterson, Trustee DEED TO J.T. Ludwick  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
KNOW ALL MEN BY THESE PRESENTS, That I, L.O. Patterson, Trustee

In the State aforesaid, in consideration of the sum of Twenty-five hundred and no/100 DOLLARS, to me in hand paid at and before the sealing of these presents by J.T. Ludwick

(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.T. Ludwick, All that certain lot of land in the County and State aforesaid about one and one-half miles southeast of Greenville Court House being lot No. 45 North Cherokee Park, according to a plat recorded in the R.M.C. Office said Greenville County in Plat Book C. page 96. Said lot has a frontage Keowee Ave. of 60 ft. and runs back to an alley a depth of 173 ft. as shown on said plat and is a part of the lands conveyed to me as Trustee by Cherokee Land Co., by its deed herein before referred to.

The Grantor for himself as Trustee his successors and assigns, does hereby reserve such control of the Streets and alleys on which said property abuts as shall enable the said Grantor, his successors and assigns to place along said streets and alleys public utilities such as, Water and Sewerage pipes, telephone and telegraph poles and wires, street car tracks and other public utilities without paying any compensation to abutting property owners, also the right to make such necessary grades on said Streets in a reasonable manner as may be for the best development of said property as a whole. And it is understood and agreed that the grantee and those holding under him shall not lease or sell said land to any persons of african descent or to give any person of African descent possession, or part possession, of said premises. And this said provision with reference to persons of African descent shall be taken and construed as a covenant running with the right of possession of said land and a condition subsequent, and if the said grantee and those holding under him shall violate this provision and the grantor, his successors or assigns, shall have the right to repossess himself of said premises. The foregoing reservations and conditions are to be construed as a part of the habendum clause of this deed.

Greenville, S.C. April 2, 1918.  
For value received I hereby release unto J.T. Ludwick his heirs and assigns, the within described lot No. 45 Cherokee Park, described in Plat Book C., page 96 from the lien of the mortgage, executed by J.R. Ware to me for \$1200.00, recorded in Mortgage Book 26, page 114.  
Witnesses:  
J.O. Henderson, H.K. Townes, Attorney.  
Frances Belle Easley,

Personally appeared before me Frances Belle Easley who upon oath says that she saw H.K.-Townes, Attorney sign, seal the foregoing release and that she with J.O. Henderson witnessed the execution thereof.  
Sworn to before me April 2nd, 1918.  
P.S. Dodson (L.S.)  
Notary Public for So.Car. Frances Belle Easley.

State of Georgia,  
County of Crisp.  
To. L.O. Patterson, Trustee:  
You are directed to convey the within described lot to J.T. Ludwick and this conveyance will satisfy my contract with Cherokee Land Company to convey Lot No. 45 to me. This Contract is recorded in deed book 32, page 9, R.M.C. Office Greenville County.  
Witness:  
O.T. Gowen, Jas. B. Taylor, (Seal)  
J.D. Cobb,  
Notary Public, State of Ga. at Large.  
State of Georgia, County of Crisp. Personally comes before me O.T. Gowen who, on oath, says that he saw the above named J.B. Taylor, sign, seal and as his act and deed, deliver the above written instrument, and that he with the other witness above named witnessed the execution thereof.  
Sworn to before me this March 30, 1918.  
J.D. Cobb  
Notary Public for Georgia. O.T. Gowen

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to 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.T. Ludwick, his heirs and assigns, forever, subject to provisions and conditions above stated.

AND I do hereby bind myself as Trustee, and my successors to warrant and forever defend, all and singular, the said premises unto the said J.T. Ludwick, his heirs and assigns, against my successors and against every person, whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 27th day of March in the year of our Lord one thousand nine hundred and eighteen and in the one hundred forty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
James R. Bates, L.O. Patterson, (L.S.)  
Mary M. Walker Trustee (L.S.)  
(Rev. Stamp cancelled \$2.50)

STATE OF SOUTH CAROLINA  
County of Greenville  
Personally appeared before me Mary M. Walker and made oath that she saw the within named L.O. Patterson, Trustee sign, seal and as his act and deed, deliver the within written deed, and that she with James R. Bates witnessed the execution thereof.

Sworn to before me this 27th day of March A. D. 1918  
James R. Bates (L.S.)  
Notary Public for S.C. Mary M. Walker

STATE OF SOUTH CAROLINA  
County of \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ A. D. 1918  
Notary Public for S. C.  
Recorded April 4th, 1918.