

A.G. New

DEED TO T.C. Castles

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, A.G. New

In the State aforesaid, In consideration of the sum of One thousand (\$1000.00) DOLLARS, to me in hand paid at and before the sealing of these presents by T.C. Castles

(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 T.C. Castles, All those certain pieces, parcels or lots of land situate, lying and

being near News Station on the P. & N. Railway and having the following metes and bounds as is shown by a plat made by A.S. Bedell, said plat being recorded in plat book C., at page 199, in the R.M.C. Office in and for Greenville County. Beginning at the N.E. side of the intersection of the Furman Road with Newland Avenue running thence along Newland Avenue N. 55-10 W. about 225 feet to the corner of lot #48 on said plat; thence N. 42-25 E. about 194 feet along the rear lines of lots #48, 49, 50, 51 and a portion of the rear line of 52 to the line of land formerly sold to W.A. Martin; thence S. 38-30 E. about 335 feet to the north edge of the Furman Road; thence in a westerly direction along the Furman Road to the beginning corner on which is located a four room dwelling house. Also lots #55, 56 and a portion of lot marked "Reserved" and five feet frontage of lot #57, the same fronting on Charles Street and running back to W.A. Martins line, the above lots being more fully described as follows: Beginning at a stake on Charles Street, the corner lot #54 and lot shown "Reserved"; thence N. 43-12 E. 130 feet along line of lots #55, 56 and portion of lot #57 along Charles Street to a stake; thence S. 46-43 E. 138-5/10 feet to the line of land sold to W.A. Martin; thence S. 42-25 W. along said W.A. Martins line 155 feet to stake being corner of lots #53; thence N. 46-47 W. 94.5 feet to corner of lot "Reserved" and lot #54; thence N. 43-12 E. 25 to a stake; thence N. 46-43 W. 50 - to beginning corner, also being part of land per plat of land shown as Newland, as recorded by A.S. Bedell, Engineer in plat book C., page 199.

Upon the conditions following, which are made part of the consideration of this deed, the violation of which are any one or more of which, within ten (10) years from Jan. 1st, 1917, by the purchaser, his grantees, heirs or assigns, shall render this deed null and void and the title to the property herein conveyed shall so instanter revert to the grantor herein his heirs or assigns, 1st., That said property or any part of it shall not be sold, rented or otherwise disposed of to persons of African descent. 2nd., That no liquor or ardent spirits of any kind shall be sold thereon. 3rd., That no building shall be erected nearer than twelve feet from the roadway or street and the property shall be used for residence purposes only, except the lots #55, 56 and 57 which shall not be restricted by this Clause #3. 4th., That the grantor will reserve the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas, water pipes, telegraph, telephone and electric light poles, or other work of public utility, or in any of the streets or road ways of said property without compensation to any owner. 5th., That no building shall be erected on any part of said property at a cost of less than One thousand dollars, except the restriction shall not apply to the building by T.C. Castles of a One Room Tent Attached place upon any part of said property to be rented and deeded and shall not apply to Mr. T.C. Castles from building any manufacturing plant on lots #55, 56, 57

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 T.C. Castle, his

heirs and assigns, forever.

AND I myself, my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said T.C. Castle, 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 8th day of November in the year of our Lord one thousand nine hundred and eighteen and in the one hundred forty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

W.E. McCann, W.F. Grace, A.G. New (L.S.)

Stamp \$1.00

STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me W.F. Grace

and made oath that he saw the within named A.G. New

sign, seal and as his act and deed, deliver the within written deed, and that he witnessed the execution thereof.

Sworn to before me this 8th day of November A. D. 1918 W.F. Grace Notary Public for S. C.

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER.

County of Greenville

I, W.E. McCann, M.P. for S.C., do hereby certify

unto all whom it may concern, that Mrs. Maude Ellen New wife of the within named A.G. New

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 13th day of November A. D. 1918 Maude Ellen New

W.E. McCann (L.S.) Notary Public for S. C.

Recorded Nov. 18th 1918