

O.B. Givens

DEED TO

W.R. Timmons

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I. O.B. Givens, of Mountain Inn, in the County of Greenville

in the State aforesaid,

in consideration of the sum of

Six hundred and seventy-five 00/100

DOLLARS,

to me

in hand paid

at and before the sealing of these presents by W.R. Timmons

(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

W.R. Timmons, all of my one-half interest in those two certain lots of land now owned jointly by W.R. Timmons and myself, as follows:

(1) My one-half interest in all of that certain lot of land situate in the County and State aforesaid, known as lot numbered Three (3) in Hext M. Perry's Subdivision of fourteen acre tract of land on the Buncombe Road about two miles North of the City of Greenville, known as Sans Souci Park, as per plat recorded in office of Register of Mesne Conveyance for said County and State in plat Book - - page - - -, and having the following lines, courses and distances to-wit: Beginning at stake on eastern edge of Perry Road, two hundred and twenty-five (225) feet from Buncombe Road; thence S. 74-26 E. one hundred and ninety-five (195) feet to stake; thence N. 33-25 E. seventy nine (79) feet to stake; thence N. 74-26 W. two hundred and eighteen (218) feet to stake on Eastern edge of Perry Road; thence along eastern edge of Perry Road S. 16-05 W. seventy-five (75) feet to beginning corner.

Upon the following conditions, however, which are a part of the consideration for this deed and are hereby declared to be conditions subsequent, to-wit:

1. That the premises, nor any part thereof, shall be sold, rented or otherwise disposed of to any person of African Descent.
2. That until the expiration of twenty (20) years from date the premises shall be used for residence purposes only.
3. That no building shall be erected nearer the Perry Road than twenty-five (25) feet, and no dwelling shall be erected on the premises nor any part thereof at a cost of less than Fifteen hundred dollars (\$1,500.00).
4. That no use shall be made of said lots, nor any part thereof, which shall constitute a nuisance.
5. That the Carolina Loan and Trust Co. the preceding grantor, has reserved the right to place or authorize the placing of electric, telephone or telegraph poles, water pipes or any other work of utility in or along any of the roadways, streets, or the back line of any lot, without compensation to the lot owner.

(2) My one-half interest in all of that certain lot of land situate in the City of Greenville, County and State aforesaid, on the South side of Washington Road, being known and designated as lot No. 46 of East Park, as shown on plat of same recorded in the office of R.M.C. for Greenville County in plat Book A., page 383, and having the following metes and bounds, to-wit: Beginning at a stake on the south side of Washington Road, corner of lot No. 45; and running thence with said Washington Road N. 72.30 E. 50 feet to a stake corner of lot No. 47; thence with line of lot No. 47 in a southeasterly direction 175 feet to a stake on Boyce Spring Avenue; thence with said Boyce Spring Ave. S. 72.30 W. 50 feet to a stake, corner of lot No. 45; thence with line of lot No. 45 in a northwesterly direction 175 feet to the beginning corner. This being all of the same lot of land conveyed to W.R. Timmons and O.B. Givens on the 18th, day of May 1914 by Dora E. Bottom, the Title to same having been recorded in Vol. 28, page 577 in the office of R.M.C. at Greenville, S.C.