

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Charley Kloechler, of Greenville, South Carolina

in the State aforesaid.

in consideration of the sum of Eighteen Hundred Dollars,

to me paid by Anita Thurston

in the State aforesaid, 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 Anita Thurston

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, at or near the corporate limits of the City of Greenville, known and designated as lot number eighteen (18) on a plat of Mrs. H. D. Wilkins, property made by R. E. Dalton, dated March 1924 and recorded in the office of the Register of Meane Conveyances for said County and State in Plat Book "F", at page 209, and having according to said plat, the following metes and bounds, to-wit: Beginning at an iron pipe on the north-west corner of lot No. 17 (said pipe being one hundred and twenty-six and seventy-two one-hundredths feet northward from the north side of Otis Street); and running thence N. 72° E. one hundred and sixty-one and seven-tenths (161.7) feet to an iron pipe on joint corner of lots thirteen, fourteen, seventeen and eighteen; thence N. 15° 45' W. sixty-three and five one-hundredths (63.05) feet along line of lot No. 13 to an iron pipe on joint corner of lots twelve, thirteen, eighteen and nineteen; thence S. 72° W. one hundred and fifty-seven and five-tenths (157.5) feet along line of lot No. 19 to an iron pipe on east side of Madison Street; thence along said Street S. 11° 57' E. sixty-three and thirty-six one-hundredths (63.36) feet to the beginning corner; this being a part of the tract of land conveyed to said Charley Kloechler, by Title Guarantee and Trust Company, as Trustee, by Mrs. H. D. Wilkins by deed bearing date April 29th, 1924 and recorded in said office in Deed Book Vol. 101, page No. 276. 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 premises before mentioned unto the grantee herein above named and his heirs and assigns forever; subject, however, to the following restrictions and conditions, to-wit:

- (1) Said lot shall be used exclusively for residential purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property undesirable for residential purposes.
- (2) No building (other than out buildings appurtenant to a dwelling costing less than three thousand, five hundred dollars (\$3,500.00) shall be erected on said lot; nor shall any building be erected thereon within twenty-five (25) feet to Madison Street.
- (3) No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.
- (4) Said grantor hereby reserves to itself and to all persons who may own lots in the subdivision and may be interested in the maintenance of the sewer which has been laid across the land hereby conveyed, and to their successors, heirs and assigns, and their tenants, agents and employees, and easement or right-of-way eight (8) feet in width along and adjacent to the line of said sewer; with the privilege of entering upon said right-of-way at any and all reasonable times and freely to pass and re-pass on foot and with animals and vehicles, loaded and otherwise, through and over the same, for the purpose of maintaining, repairing and replacing said sewer from time to time as they may desire; it being agreed that the owner of the land hereby conveyed shall be compensated for unnecessary damage caused by said repairs and may connect with all sewer, free of charge; provided such connection be made in compliance with the rules and regulations of the City of Greenville. The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions subsequent, but are to be deemed covenants running with the land and binding all owners and occupants thereof; they may be enforced by appropriate proceedings by any owner or occupant of any lot of land shown on said plat, as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, said grantee binds himself and his heirs and assigns to comply with all of said conditions.

And the said Charley Kloechler does hereby bind himself, and his successors, to warrant and forever defend all and singular said premises unto the grantee hereinabove named and his heirs and assigns, against himself and his successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof through or under said Charley Kloechler.

The above described land is on the same conveyed to me by recorded in office of Register of Meane Conveyance for Greenville County, in Book 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 premises before mentioned unto the said Anita Thurston, her 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 Anita Thurston, her heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 6th day of March in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred and forty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
Edna J. Lockwood (SEAL)
James H. Price (SEAL)
Charley Kloechler (SEAL)

Revenue Stamps Canceled
Dollars 2 Cents

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me Edna J. Lockwood and made oath that she saw the within named Charley Kloechler

Notary Public for S. C. James H. Price act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with witness the execution thereof. SWORN to before me, this 6th day of March, A. D. 1925. Edna J. Lockwood Notary Public for S. C.

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, James H. Price, a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Bell Kloechler the wife of the within named Charley Kloechler 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 Anita Thurston, her 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.

Witness my hand and seal, this 6th day of March, Anno Domini 1925. Mrs. Bell Kloechler James H. Price Notary Public for S. C. Recorded March 13th 1925

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