

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That *L. G. Mitchell of Greenville County*

in the State aforesaid,
in consideration of the sum of *Five (\$5.00)*
and other valuable considerations DOLLARS,
to *me* in hand paid
at and before the sealing of these presents by *L. G. Ashmore*

(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

L.C. Ashmore, his heirs and assigns: All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on the North side of Grove Road, known and designated as Lot No. 15, Block "M", and having the following metes and bounds, according to a survey made by R.E. Dalton, Engineer: Commencing at an iron pipe on the North side of Grove Road, corner of lot No. 15, Block "M" of property of O.P. Mills; thence along line of line of Lot No. 15, N. 48-22 W. 180.7 feet to an iron pipe on rear line; thence along rear line S. 45-27 W. 70 feet to an iron pipe; thence along line of lots Nos. 20 and 17, S. 50-50 E. 187.9 feet to an iron pipe on the North side of Grove Road; thence around a 11"-48' curve to the right, 62 feet to the beginning, the courses and distances of Chord being N. 39-35 E. 62 feet.

As a part of the consideration for this conveyance, the grantee herein agrees to construct a side walk four (4) inches thick and four (4) feet in width; also a curbing six (6) inches thick and eleven (11) inches in height; also construct a gutter five (5) inches thick and five and one-half (5-1/2) feet wide. Said side-walk, curbing and gutter to extend along the entire frontage of said lot. Said improvements, as aforesaid, to be constructed at such time as will meet the approval of the grantor herein.

Said lot conveyed is subject to the following conditions and restrictions:

1. That said lot shall not be sold to any person or persons of African descent.
2. That no building, of any kind whatsoever, shall be erected on said lot, except when the front of said building shall be on the building line, which is thirty-five (35) feet from the front property line.
3. That no dwelling shall be erected upon said lot which shall cost less than the sum of Thirty-five hundred (\$3500.00) Dollars.

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 *L. G. Ashmore, his*

heirs and assigns, forever.

AND *I myself, my* do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *L. G. Ashmore, his*

heirs and assigns, against

heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS *my* hand and seal, this *10th* day of *April* in the year of our Lord one thousand nine hundred and *Twenty-three* and in the one hundred *forty-seventh* year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

W. M. Walters *L. G. Mitchell* (L. S.)
Frank D. Leigh (L. S.)
(L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ *2* and *00* Cents.
S. C. Stamps Cancelled, \$ *2* and *00* Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, *Frank D. Leigh*
and made oath that he saw the within named *L. G. Mitchell*

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *he*, with *W. M. Walters* witnessed the execution thereof

SWORN to before me, this *10th* day of *April*, A. D. 19*23*
W. M. Walters (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, *Grantor is a Bachelor*, 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. 19*23*

(L. S.)
Notary Public for S. C.

Recorded *March 13th* 19*24*

END OF DOC