

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

*W. A. E. Morris, F. P. Morris
& H. B. McRoy*

in the State aforesaid,

in consideration of the sum of *Ten* DOLLARS,
and other valuable consideration

to *us* in hand paid
at and before the sealing of these presents by *S. W. Reams*

(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

*S. W. Reams,
All that certain lot, piece or parcel of land situate,
lying and being in the State of South Carolina,
Greenville County, in the 6th Ward of the City of Green-
ville, known and designated as lot #3 and plat
made by W. D. Novee, bearing date March 13, 1920, and
having according to said plat the following metes
and bounds, to-wit:
Beginning at an iron pin on the east side of Aug-
usta Street, on the southwest corner of lot no. 2,
(which is approximately 163.5 ft. from the south
side of 271st Kay Street, and approximately 201.8 ft.
from the north side of Lindal Avenue, and run-
ning thence N. 89 E. 200 ft. along line of lot no. 2 to
an iron pin on the line of Hopkins lot (pos-
sibly referred to as lot no. 5 in J. P. Johnson's
survey of the Lee Hardt property); thence along
line of last mentioned lot S. 30 E. 73.5 ft. to an
iron pin on line of the Valley Lot; thence along
last mentioned line S. 89 E. 179 ft. to an iron
pin on Augusta Street; thence along said Street
N. 15 W. 81.8 ft. to the beginning corner, being the
same lot of land conveyed to the grantors here-
in by South Eastern Life Insurance Co. by deed
dated December 20th, 1923 and recorded in Vol.
72 at Page 128 in the R. M. Co. for Greenville County.
This conveyance is made subject, however, to the
following restrictions: No house shall be erected
on said lot or any part thereof costing less than
Eight thousand (\$8000.00) Dollars but this shall not
apply to a servant's house appurtenant to a resi-
dence; and these premises shall be used in-
terpetively, exclusively for residential purposes
for white persons only, and shall never be sold,
rented or otherwise disposed of to any person of
African descent, but servants of such descent
while working for white occupants of such pre-
mises may reside thereon. These conditions are
material and are conditions subsequent. Having
substantially effected the price at which this
property is sold. On violation of either condition
this deed shall be null and void and said
grantors or their heirs or assigns may take pos-
session of the land.*

*Return
for power to this deed, See Deed Book 84 at Page 187 & 188.*

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

S. W. Reams, his heirs and assigns, forever.

AND *we* do hereby bind
ourselves, our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

S. W. Reams, his heirs and assigns, against

us and
our

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

WITNESS *our* hand and seal, this *23rd* day of *April*
in the year of our Lord one thousand nine hundred and *twenty five* and in the one hundred *forty ninth*
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
John V. Verner (L. S.)
A. H. Gower (L. S.)
W. A. E. Morris (L. S.)
F. P. Morris (L. S.)
H. B. McRoy (L. S.)

U. S. Stamps Cancelled, \$ *5* and *-* Cents.
S. C. Stamps Cancelled, \$ *10* and *-* Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, *John V. Verner*,

and made oath that he saw the within named *A. E. Morris, F. P. Morris
and H. B. McRoy*

sign, seal, and as *their* act and deed, deliver the within written Deed; and that *he*, with
A. H. Gower witnessed the execution thereof

SWORN to before me, this *23rd* day of *April* A. D. 192*5*.
A. H. Gower (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, *A. H. Gower, a notary Public*, do hereby certify
unto all whom it may concern, that Mrs. *Annie S. Morris*

wife of the within named *A. E. Morris*
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 compul-
sion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

S. W. Reams, his 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 *23rd* day of *April* A. D. 192*5*.
A. H. Gower (L. S.)
Notary Public for S. C.

Recorded *April 27th 1925*

END OF DOC