

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Twenty-five hundred & no/100 (\$2500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto W.F. GROVEMAN All those

two certain lots or parcels of land situate, lying and being in Greenville Township, County and State aforesaid on the South side of Mount Vista Avenue in Traxler Park and being known and designated as Lots Nos. 180 and 181 on plat of said subdivision made by R.E. Dalton, C.E., March 1923, and having according to said plat the following metes and bounds, to-wit:
Beginning at an iron pin on the south side of Mount Vista Avenue, corner of lots 179 and 180 and running thence with the line of said lots, S. 25-23 E. 225 ft. to a stake; thence N. 64-37 E. 140 ft. to stake corner of lot 182; thence with line of that lot N. 25-23 W. 225 ft. to stake on Mount Vista Avenue; thence with said Avenue, S. 64-37 W. 140 ft. to the point of beginning.
The grantor agrees to furnish free of all charges gutter curbing, side walks, and City water in front of said lots.

State of South Carolina,
County of Greenville,
For value received, I, B.T. Smith, owner and holder of a mortgage in the sum of \$28,000.00 over the within described premises, which mortgage is recorded in the R.M.C. Office for Greenville County in Volume 49, page 118, do hereby release and forever discharge the within described premises from the lien of said mortgage.
Witness my hand and seal this 12th, day of May, 1924.
In the presence of:
W.D. Allen
J.T. Solomons, Jr. D.T. Smith -

State of South Carolina,
County of Greenville,
Personally appeared before me W.D. Allen who on oath says that he saw the above named D.T. Smith sign, seal and as his act and deed deliver the above written Release, and that he with J.T. Solomons, Jr., witnessed the due execution thereof.
Sworn to before me this 12th, day of May, 1924.
J.T. Solomons, Jr. (L.S)
Notary Public for South Carolina.

Recorded July 30th, 1924 at 9:50 A.M.

posting less than Fifty-five Hundred (\$5500.00) Dollars shall be erected on said property, nor shall any building be erected nearer to Mount Vista Avenue than 60 feet. (5) The grantor reserves the right to lay and place or to authorize the laying and placing of street car tracks, gutters, paving and pipes, the erection of telephone, telegraph and electric light poles or the placing of any other public utility in or along any of the roadways without liability to compensate any lot owner.

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 hereinafter named, and his heirs and assigns forever.

Notwithstanding upon the following restrictions, conditions which are expressly for the benefit of all persons owning lots in said subdivision, to-wit: (1) This property nor any part thereof shall ever be sold, rented or otherwise disposed of to any person having any per centage of negro blood. (2) No liquor or ardent spirits shall ever be sold on said premises. (3) The property shall be used only for residential purposes and no use shall be made thereof which would constitute a nuisance or injure the value of neighboring lots. (4) No dwelling house

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this 9th, day of May, in the year of our Lord one thousand nine hundred and twenty-four, and in the one hundred and forty-eight year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
D.B. Overcash
J.T. Solomons, Jr. Realty Corporation
By D.B. Traxler, -
and Adrion C. McManus, Sec.

U.S. Revenue Stamps Cancelled, \$ 2 and 50 cents.
S.C. \$2 50

STATE OF SOUTH CAROLINA,
County of Greenville.
Personally appeared before me D.B. Overcash and made oath that he saw the within named Realty Corporation by its duly authorized officers, D.B. Traxler, as President and Adrion C. McManus, as Secretary sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J.T. Solomons, Jr. witnessed the execution thereof.

SWORN to before me, this 9th, day of May, A. D. 1924
J.T. Solomons, Jr. (SEAL)
Notary Public for South Carolina. D.B. Overcash

Recorded July 30th, 1924, at 9:50 o'clock, A. M.

END OF D