

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Earle C. Cass

in the State aforesaid,

in consideration of the sum of

Ten DOLLARS,

and other valuable considerations

in hand paid

to R.G. Owens

R.G. Owens, All that certain piece, parcel or lot of land situate in the sub-division known as "Northgate", lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot No. 3 of Block "A" of the lands of the Utopian Development Company as per plat of C.M. Purman, Jr., ENGR., made June 1926, said plat being recorded in R.M.C. Office for Greenville County in Volume "G", pages 135-136. Reference may be had to said plat for description of said lot by notes and bounds.

The said lot is sold subject to the following conditions and limitations: The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.

The said property shall not be used at any time for any business purpose, or for anything which would constitute a nuisance.

The property herein conveyed shall never, at any time be re-cut or sub-divided so as to face in any other direction than as shown on the plat of the same.

No building shall ever be erected upon said property nearer than feet to the present line of the street upon which it faces.

No buildings (other than outbuildings appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected upon the said property.

The said lot is sold subject to an easement of two (2) feet parallel with the rear line of said lot for the purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in said sub-division, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

As a further consideration for this deed the grantee herein named, assumes and agrees to pay, or cause to be paid when due a note and mortgage in the amount of \$2800 executed in favor of the Utopian Development Co., which mortgage is of record in the R.M.C. Office for Greenville County, in Vol. 192 at page 195, also another note and mortgage in the sum of \$5500, executed in favor of the South Carolina Savings Bank, which mortgage is of record in the R.M.C. Office for Greenville County in Vol. 197, at page 220.

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 R.G. Owens, his

heirs and assigns, forever.

AND I do hereby bind

myself and my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said R.G. Owens, his

heirs and assigns, against

myself and

my 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 July

In the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred fifty-third

year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

Paul B. Carr Earle C. Cass (L. S.)

P. B. Emmett (L. S.)

S. H. Carr (L. S.)

(L. S.)

(L. S.)

U. S. Stamps Cancelled, \$ and Cents.

S. C. Stamps Cancelled, \$ and Cents.

Tennessee

STATE OF ~~South Carolina~~

County of Washington

PERSONALLY appeared before me Paul B. Carr

and made oath that he saw the within named Earle C. Cass

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

P. B. Emmett & S. H. Carr witnessed the execution thereof.

 to before me, this 10th

day of July A. D. 1928

P. B. Emmett (L. S.)

Notary Public for Tennessee

STATE OF SOUTH CAROLINA,

County of Greenville,

RENUNCIATION OF DOWER.

I, Grantor not married. 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. 1928

(L. S.)

Notary Public for S. C.

Recorded July 31st 1928 at 12:00 o'clock, M.

END OF DEED