

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. W. Cleveland

in the State aforesaid,

in consideration of the sum of

Five thousand (\$5,000.00)

DOLLARS,

in hand paid

and before the sealing of these presents by

the grantor above named, have granted, bargained, sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

Mary Lydia Wilkinson
All those lots certain lots or parcels of land situate
lying and being in the City of Greenville, South Carolina
to the Eastern side of Ridgeland Avenue and being
known and designated as lots nos. 37 and 38 of the
said Avenue as shown on a plat made for Talton
and Sons, Engineers, Greenville, 1926, and forming a
part of said plat, the following metes and bounds
beginning at an iron pin in the Eastern edge of
Ridgeland Avenue, point corner of lots nos. 36 and 37
and running thence with said Ridgeland Avenue
N. 4-26 E. 148 feet to an iron pin; thence still with Ridge-
land Avenue N. 7-24 E. 149 feet to an iron pin; corner
of lot no. 39, thence with the point line of lots nos. 38
and 39, S. 81-03 E. 187.2 feet to an iron pin; thence S. 1-25
E. 170 feet to an iron pin in line of lot no. 36, thence in
line of lot no. 37, N. 189-20 W. 206 feet to the point of be-
ginning.

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 *Mary Lydia Wilkinson*

Subject however, to the following restrictions which are specifically
called for the benefit of all persons who may now or may hereafter
own any of the lots shown on the plat above referred to, to-wit:
(1) The property herein conveyed shall be used for residential purposes only.
(2) No building shall be erected on said property costing less than \$5,000.00, nor shall any building be built
requiring the abutting sidewalk, less than 35 feet.
(3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons
whomsoever who are not of the race of the Negroes.
AND *J. W. Cleveland* do hereby bind

heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said *Mary Lydia Wilkinson*

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 *twenty-seventh* day of *April*
in the year of our Lord one thousand nine hundred and *twenty-eight* and in the one hundred *thirty-second*
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
J. C. Gower *J. W. Cleveland* (L. S.)
W. D. Parrish (L. S.)
(L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ _____ and _____ Cents.
S. C. Stamps Cancelled, \$ *10* and *00* Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me *J. C. Gower*
and made oath that he saw the within named *J. W. Cleveland*

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

SWORN to before me this *27th*
day of *April* A. D. 192*8*
W. D. Parrish (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, *W. D. Parrish Not. Pub. for S. C.* do hereby certify
unto all whom it may concern, that Mrs. *Allice Burnett Cleveland*
wife of the within named *J. W. Cleveland*
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 *Mary Lydia Wilkinson*, 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.

GIVEN under my hand and seal, this *27th*
day of *April* A. D. 192*8*
W. D. Parrish (L. S.)
Notary Public for S. C.

Recorded *May 2nd* 192*8*, at *4:00* o'clock, *P.* M.

END OF DOWER