

TOGETHER with, all and singular, the rights, members, hereditamen's 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 Effie S. Fry and E. D. Fry, their

heirs and assigns, forever.

subject however, to the following restrictions which are expressly for the benefit of all persons who may purchase or own any of the lots shown on the plat above referred to:-

- (1) Said property shall be used exclusively for residential purposes.
- (2) No building of any kind shall be erected nearer to Cleveland Street than 35 feet.
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.

(4) No dwelling shall be erected on said property costing less than Forty-five Hundred (\$4500.00) Dollars. (This shall not apply to outbuildings appurtenant to a dwelling).

AND we do hereby bind ourselves and our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Effie S. Fry, and E. D. Fry, their

heirs and assigns, against ourselves and

our

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

WITNESS our hands and seal, S. this 10th day of February in the year of our Lord one thousand nine hundred and thirty one and in the one hundred fifty fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

V. M. Manning.

W. D. Parrish. (L. S.)

A. G. Gower.

T. C. Gower. (L. S.)

C. B. Martin. (L. S.)

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

S. C. Stamps Cancelled, \$ 5 and 00 Cents.

STATE OF SOUTH CAROLINA, }

County of Greenville. }

PERSONALLY appeared before me V. M. Manning.

and made oath that he saw the within named W. D. Parrish, T. C. Gower and C. B. Martin,

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

SWORN to before me, this 10th day of February A. D. 19 31  
A. G. Gower. (L. S.)  
Notary Public for S. C.

V. M. Manning.

STATE OF SOUTH CAROLINA, }

County of Greenville. }

RENUNCIATION OF DOWER.

I, A. G. Gower, a Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Willie H. Martin.

wife of the within named C. B. Martin.

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

Effie S. Fry and E. D. Fry, their

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 10 day of February A. D. 19 31  
A. G. Gower. (L. S.)  
Notary Public for S. C.

Willie H. Martin.

Recorded March 3rd, 1931, at 10:50 o'clock, A. M.

FOR DOWER TO THIS DEED SEE DEED BOOK 141 AT PAGE 27