

Whereas, Chas. Carroux, conveyed to Chas. F. Hard, as Trustee, deed recorded in Volume 61, page 6, a tract of land which the lots hereinafter described are a part, and, Whereas, H.K. Townes, Trustee by the Court of Common Pleas, instead of the said Chas. Carroux, see Judgment Roll C-1029 on file in the Office of the Clerk of the Court of Common Pleas in said County, and, the said H.K. Townes, as Trustee has full power to convey said land, Now, Therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, H.K. Townes, as Trustee

in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations to me paid by John W. Lipscomb

in the State aforesaid, 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 John W. Lipscomb, his heirs and assigns forever.

all that piece or parcel of land in Greenville Township, Greenville County, State of South Carolina.

and in the City of Greenville, described as follows:- First: Beginning at an iron pipe on the east side of Bennett Street, 74 feet from the northeast corner of Bennett Street and Swiss Avenue; thence along the east side of Bennett Street N. 19-30 E. 75 feet to an iron pipe; thence along the south side of a 50 foot street S. 70-30 E. 150 feet to an iron pipe; thence along property of grantor S. 19-30 W. 75 feet to an iron pipe; thence along line of lot conveyed to John W. Lipscomb N. 70-30 W. 150 feet to the pipe on east side of Bennett Street at the beginning.

Second: Beginning at an iron pipe at the northwest corner of Bennett Street and Swiss Avenue; thence along the west side of Bennett Street N. 19-30 E. 71 feet to an iron pipe; thence at right angle to Bennett Street N. 70-30 W. 165 feet to an iron pipe on rear; thence along rear along property of grantor S. 19-30 W. 55 feet to an iron pipe on the North side of Swiss Avenue; thence along the north side of Swiss Avenue S. 66-0 E. 165.5 feet to the point of beginning.

Third: Beginning at an iron pipe on the west side of Bennett Street 71 feet from the northwest corner of Swiss Avenue and Bennett Street; thence along the west side of Bennett Street N. 19-30 E. 70 feet to an iron pipe; thence at right angle to Bennett Street W. 70-30 W. 165 feet to an iron pipe on rear line; thence along rear along property of grantor S. 19-30 W. 70 feet to an iron pipe; thence S. 70-30 E. 165 feet to the iron pipe at beginning.

As a part of the consideration for each of said lots, it is understood and agreed by the grantee, John W. Lipscomb, his heirs and assigns, that by accepting this deed, that no dwelling house shall be erected on any of said lots costing less than Five thousand (\$5,000.00) Dollars, and that the cost of said lots to said grantee have been reduced to him on account of the general benefit to the grantor's land or sub-divisions of which said lots are a part, that said building restrictions as to cost of dwelling house shall have upon the value of other lots. Also it is agreed that no person of African descent shall hold the possession of said lots or occupy same.

State of South Carolina, County of Greenville. For value received Gallivan Building Co. do hereby release the within described lots from the lien of a mortgage in amount of Twenty thousand (\$20,000.00) Dollars executed by Chas. F. Hard, dated January 15th, 1920, recorded in Volume 82, page 141, R.M.C. Office, unto John W. Lipscomb his heirs and assigns. Said mortgage was assigned to Gallivan Building Co. Witness my hand and seal this 20th, day of January, 1925. Witnesses: J.R. Peden, E.D. Allen. Gallivan Building Co. By J.F. Gallivan, Prest. (L.S.)

State of South Carolina, County of Greenville. Personally appeared before me J.R. Peden who upon oath says that he saw Gallivan Building Co. by J.F. Gallivan, President sign, seal and as his act and deed deliver the foregoing release for the uses and purposes mentioned therein and that he with E.D. Allen witnessed the execution thereof. Sworn to before me this 20th, day of January, A.D. 1925. E.D. Allen (L.S.) J.R. Peden Notary Public for South Carolina.

Recorded Feby. 20th, 1925.

2 H/90
22 H/90
21 H/90

The above described land is the same conveyed to me by on the day of 1925, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page 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 said John W. Lipscomb, his heirs and assigns forever.

AND I do hereby bind myself as Trustee and my Successors being, executors and administrators to warrant and forever defend all and singular the said premises unto the said John W. Lipscomb, his heirs and assigns, against myself as Trustee and my Successors being, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS My hand and seal, this 20th day of December in the year of our Lord one thousand nine hundred and Twenty-five and in the one hundred and forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: O. W. McCarroll, H.K. Townes, Gen. W. Clapp, and Trustee (SEAL) (SEAL) (SEAL) (SEAL)

Revenue Stamps Cancelled Dollars 50 Cents 2

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me O. W. McCarroll and made oath that he saw the within named H.K. Townes, and Trustee sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Gen. W. Clapp witnessed the execution thereof.

SWORN to before me, this 20th day of December, A. D. 1925. O. W. McCarroll Notary Public for S. C.

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the 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 Anno Domini 1925 Notary Public for S. C. Recorded February 20th 1925

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