

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Realty Cooperation

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 Ten Dollars and other valuable considerations 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 Mrs. C. P. Pelham

All that certain lot or parcel of land situate, lying and being in Greenville Township County and State aforesaid, on the southwest corner of Mountivista Avenue and Rock Creek Drive and being known and designated as Lot No. 197 of Taylor Park as shown on plat made by R. B. Dalton, Engineer, March 1923 and known according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the south side of Mountivista Ave. point corner of lots 196 and 197 and running thence with front line of said lot S. 25-53 E. 190 feet to a stake corner lot 201; thence N. 64-37 E. 196.2 feet to an iron pin on Rock Creek Drive thence with said Drive N. 56-23 W. 221.1 feet to stake on Mountivista Avenue; thence with said Avenue S. 64-37 W. 83.7 feet to point of beginning.

The grantor agrees to furnish free from any and all costs gutter curbing, side walks, and city water in front of said lot.

State of South Carolina, County of Greenville, For Value received, I, D. P. Smith owner and holder of a mortgage in the sum of \$28,000.00 over the within described premises, which mortgage is duly recorded in the office of the R. M. C. for Greenville County in Volume 49, page 113, do hereby forever release and discharge the within described premises from the lien of said mortgage. Witness my hand and seal this 12th day of May 1924. D. P. Smith (S)

W. D. Allen, J. P. Salmons, Jr. State of South Carolina, County of Greenville, Personally appeared before me W. D. Allen and made oath that he saw the above named D. P. Smith sign seal and as his act and deed deliver the above release and that he with J. P. Salmons, Jr. witnessed the execution thereof. Sworn to and subscribed before me this 12th day of May A.D. 1924. W. D. Allen, J. P. Salmons, Jr. (S) Notary Public for S.C.



Nevertheless, 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 percentage 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 shall constitute a nuisance or injure the value of the neighboring lots.
- (4) No dwelling house costing less than \$5,500.00 shall be erected on said property nor shall any building be erected nearer to Mountivista Avenue than sixty feet.
- (5) The grantor reserves the right to lay and place or authorize the laying and placing of street car tracks, sewers, 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 roadway without liability to compensate any lot owners.

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 her heirs and assigns forever.

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 her 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 twelfth day of May in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D. B. Overcash, J. P. Salmons, Jr. Realty Cooperation By D. B. Overcash and Adrian C. McManus

Revenue Stamps Cancelled, \$ 1 and 50 cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me D. B. Overcash and made oath that he saw D. B. Overcash as President and Adrian C. McManus as Secretary of Realty Cooperation a corporation chartered under the laws of the State of

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. P. Salmons, Jr. witnessed the execution thereof. SWORN to before me, this 12th day of May A. D. 1924. D. B. Overcash, J. P. Salmons, Jr. (SEAL) Notary Public for South Carolina.

Recorded August 3rd. at 4:57 P.M. 1924

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