

Whereas, Rudolf Anderson and Kenneth I. Geer did by deed dated March 13, 1923, and recorded in the R.M.C. Office for Greenville County in Volume 102, at page 103, convey to Geo. H. Anderson the lot of land hereinafter described; and
 Whereas said deed contained the following clause: "Upon the following conditions which are conditions subsequent, to-wit: That no dwelling shall be erected thereon costing less than \$4,000.00; that no building shall be erected thereon near than forty feet from the property line on the Drive; and that it shall not be let or sold to any person of African descent;" and
 Whereas, said conditions were not intended to be conditions subsequent, the violation of which would operate a forfeiture or a reversion of the property, but were intended to be building restrictions for the benefit of the adjoining property; and
 Whereas, Geo. H. Anderson is now the owner of the lot hereinafter described, and it is desired to remove any question as to the intention of said conditional clause contained in the above mentioned deeds; Now, Therefore

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Geo. Rudolf Anderson and Kenneth I. Geer

for and ~~XXXXXX~~ in consideration of the sum of One (\$1.00) Dollar

to Geo. H. Anderson in hand paid at and before the sealing of these presents by Geo. H. Anderson

(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 Geo. H. Anderson: quit-claim quit-claim
 All that certain lot of land in Greenville Township, Greenville, County, S.C., fronting on Club Drive, and known and designated as Lot No. 40 as shown by plat of the property entitled Ables and Resor, as recorded in Plat Book "E", page 153, and having such courses and distances as are shown on said plat, to which reference is made as a part of the description.

#####

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 Geo. H. Anderson his

heirs and assigns, forever, subject, however to the following building restrictions, which are a part of the consideration of this deed and are made for the benefit and protection of the other lots shown on the plat of Ables and Resor, recorded in the R.M.C. Office for Greenville County, in Plat Book "E", at page 153, to-wit:-
 "That no dwelling shall be erected thereon costing less than \$4,000.00; that no building shall be erected thereon nearer than forty feet from the property line on the Drive; and that it shall not be let or sold to any person of African descent."

AND Geo. H. Anderson do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Geo. H. Anderson heirs and assigns against and their, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof

WITNESS our hands and seal, this 8th day of September in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Alister G. Furman, Jr. Rudolf Anderson (L. S.)
R.W. Hudgens Kenneth M. Geer (L. S.)
 _____ (L. S.)
 _____ (L. S.)

Revenue Stamps Cancelled
 Dollars
 Cents

THE STATE OF SOUTH CAROLINA, }
 County of Greenville.
 PERSONALLY appeared before me, Alister G. Furman, Jr.

and made oath that he saw the within named Rudolf Anderson and Kenneth M. Geer

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with R.W. Hudgens witnessed the execution thereof.

SWORN to before, this 8th day of September A. D. 1925
R.W. Hudgens Notary Public for S. C. Alister G. Furman, Jr.

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER
 County of Greenville.

I, R.W. Hudgens, Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Mary B. Anderson wife of the within named Rudolf Anderson 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 Geo. H. Anderson, his

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 8th day of September A. D. 1925
R.W. Hudgens Notary Public for S. C. Mary B. Anderson

Recorded September 9th, 1925 at 11:45 A.M. ////

FOR DOWER TO THIS DEED, S.C. D. 2-2
 LOC. 8-1, AT PAGE 2-2

END OF Doc.