

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, N.C. Boggs

in the State aforesaid, in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable consideration

to me in hand paid at and before the sealing of these presents by Southeastern Life Insurance Company, a corporation

(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 Southeastern Life Insurance Company, All that certain lot, piece or parcel of land situated, lying and being in the State of South Carolina, Greenville County, in the 6th Ward of the City of Greenville, known and designated as Lot No. 3 on plat made by W.D. Neves bearing date March 13, 1920, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the east side of Augusta Street, on the Southwest corner of Lot No. 2 (which is approximately 163.5 ft. from the south side of McKay Street, and approximately 201.8 ft. from the north side of Tindal Avenue) and running thence N. 89 E. 200 ft. along line of Lot No. 2 to an iron pin on the line of Hopkins lot (formerly referred to as Lot No. 5 in H.P. Johnson's survey of the Lenhardt Property); thence along line of last mentioned lot S. 3° E. 73.5 feet to an iron pin on line of the Talley Lot; thence along last mentioned line S. 89 W. 179 ft. to an iron pin on Augusta St.; thence along said Augusta Street N. 25° 15 W. 81.8 ft. to the beginning corner. Being the same lot of land conveyed to me by Harriet D. Wilkins and Wilkins-Cagle by their deed dated March 31, 1920 and recorded in R.M.C. Office for Greenville County in Deed Book 55, page 324.

This conveyance is made subject, however, to the following restrictions: No house shall be erected on said lot or any part thereof costing less than Eight Thousand (\$8,000.00) Dollars, but this shall not apply to a servant's house appurtenant to a resident; and these premises shall be used in perpetuity exclusive for residential purposes for white persons only, and shall never be sold, rented or otherwise disposed of to any person of African descent, but servants of such descent while working for the white occupants of such premises may reside thereon. These conditions are material and are conditions subsequent, having substantially affected the price at which this property is sold. On violation of either condition this deed shall be null and void and said grantor or their heirs or assigns may take possession of the land.

State of South Carolina, County of Greenville. For value received American Building & Loan Association, Assignee the owner and holder of a note and mortgage given by Mrs. N.C. Boggs to C.F. Dill dated April 3, 1920, recorded Volume 84, page 16, to secure Five thousand (\$5,000.00) Dollars, does hereby release the lot of land described in the within deed from the lien of said mortgage. This 24th, day of March A.D. 1923. In the presence of: American Building & Loan Assn. Assignee By Chas. M. McGee, Secy. & Treas.

State of South Carolina, County of Greenville. Personally appeared before me D.S. Burnside and made oath that he saw Chas. M. McGee, as Secy. and Treas. of American Building & Loan Association, Assignee, a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said Corporation deliver the within written Release and that he with W.A. Wallace witnessed the execution thereof. Sworn to before me this 24th, day of March, A.D. 1923. W.A. Wallace (U.S.) D.S. Burnside Notary Public for South Carolina.

State of South Carolina, County of Greenville. For value received I, Lena C. Yeager, the owner and holder of a note and Mortgage given by Mrs. N.C. Boggs to me on October 31, 1922 recorded in Volume 43, page 122, to secure Forty-five hundred (\$4500.00) Dollars, do hereby release the lot of land described in the within deed from the lien of said mortgage. This 24th, day of March A.D. 1923. In the presence of: Mrs. S.T. Thornton, Ols. G. Iler. Lena C. Yeager. (L.S.)

State of South Carolina, County of Greenville. Personally appeared before me Mrs. S.T. Thornton and made oath that she saw the within named Lena C. Yeager sign, seal and as her act and deed deliver the within written Release and that she with Ols. G. Iler witnessed the execution thereof. Sworn to before me this 24th, day of March A.D. 1923. W.A. Wallace (L.S.) Mrs. S.T. Thornton Notary Public for South Carolina.

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 Southeastern Life Insurance Company its successors, heirs and assigns, forever.

AND I myself, my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Southeastern Life Insurance Company, its successors, heirs and assigns, against myself, my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 22nd day of March in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred forty seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of Helena D. League W.A. Wallace Mrs. N.C. Boggs. (L.S.) (L.S.) (L.S.) (L.S.)

Revenue Stamps Cancelled

Dollars	50
Cents	4

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, Helena D. League and made oath that he saw the within named N.C. Boggs sign, seal, and as her act and deed, deliver the within written Deed; and that she he, with W.A. Wallace witnessed the execution thereof. SWORN to before me, this 22nd day of March A. D. 1923. W.A. Wallace (L.S.) Notary Public for S. C. Helena D. League.

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER I, _____, do hereby certify unto all whom it may concern, that Mrs. _____ wife of the within named _____ did this day appear before me, and, upon being privately and separately explained 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 _____ A. D. 1923. _____ (L.S.) Notary Public for S. C. Recorded March 26th 1923.

END OF DEED