

A. G. New

DEED TO

W. R. Jones

STATE OF SOUTH CAROLINA,

COUNTY OF

Greenville

KNOW ALL MEN BY THESE PRESENTS, That

A. G. New

in the State aforesaid

in consideration of the sum of

One Hundred five Dollars

DOLLARS,

in hand paid

to at and before the sealing of these presents by

(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

W. R. Jones, All those certain pieces, parcels, and lots of land, situated, lying, and being in the county of Greenville and State aforesaid, and near the City of Greenville, and designated as lots #51 and #52, of Block 7th on a plat made the 14th day of May, A. D. 1914, by A. S. Dedell, Surveyor—being part of a certain sub-division of land, (belonging to A. G. New, and known as New land, and being a part of the tract of land containing twenty acres, conveyed to said A. G. New, by Deed dated the 29th day of June, A. D. 1905, and recorded in said Register's Office, in Vol 000, at page #314, the certain property as there in conveyed being more fully described as follows, beginning at a stake, the corner of lot #51, thence S. 46° 48' E, 149' more or less to a stake the corner of lot 51 thence N. 42° - 25' E, 100' to stake, thence N. 46° - 48' W. to a stake on Charles Street, thence along Charles Street S. 43° - 12' W. --- 100' to the beginning of corner.

Upon the following conditions, which are made part of the considerations of this deed, the violation of which, or any one or more of them within twenty years from the date hereof, by the purchaser, his grantee, heirs, or assigns, shall render this deed null and void and the title to the property here in conveyed shall as instant, revert to the grantor here in, his heirs or assigns.

- 1st- That said property, nor any part of it, shall not be sold, rented, or otherwise disposed of to persons of African descent.
- 2nd- That no liquor or ardent spirits shall be sold there on.
- 3rd- That no building shall be erected nearer than twelve feet of the road-way or street, and the property shall be used for residence purposes only.
- 4th- That no use shall be made of the property which would constitute a nuisance or injure the value of the neighboring lots.
- 5th- That the grantor reserves the right to lay or place, or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telegraph, telephone or electric light poles, or other work of instrument of public utility, on or in any of the streets or road-ways of said sub-division—without any compensation to any lot owner.
- 6th- That no building shall be erected on said lots or sub-division there of at a cost of less than one thousand Dollars.