

John M. Woods, Jr.

DEED TO

D.E. McCuen, et al.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, John M. Woods, Jr. of the County of Greenville

in the State aforesaid in consideration of the sum of Four thousand (\$4,000) DOLLARS,

to me in hand paid at and before the sealing of these presents by

D.E. McCuen and L.A. Cothran (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

D.E. McCuen and L.A. Cothran the following described real property, to-wit: All that certain piece, parcel or lot of land situate in the State and County aforesaid being known as Lot 37 in Block D. as shown on blue print made by W.A. Adams, Surveyor of the subdivision known as "Sans Souci Villa"; said subdivision being about three miles from the Greenville Courthouse on the Buncombe Road; said lot having the following metes and bounds, to-wit: Beginning at a pin on the corner of Furman Road and Buncombe Road and running north 57-25 West one hundred and twenty-three (123) feet along Buncombe Road to a pin, being the joint corner of Lots Nos. 32 and 37; thence north 10-30 east ninety-three and one-tenth (93.1) feet to a pin being joint corners of lots No. 32 and 37; thence south 57-25 east one hundred and thirty (130) feet to a pin on Furman Road; thence south 16 west ninety-eight and seven-tenths (98.7) feet along Furman Road to the beginning corner; and being the same lot of land conveyed to W. Carl Wharton by W.L. Cashion by deed dated September 19, 1912 and recorded in R.M.C. office for Greenville County in Book 21, at page 202; and being the same lot of land conveyed to me by the said W. Carl Wharton by deed bearing date the 17th day of December 1912, and recorded in R.M.C. office for said County in Book 20, at page 389. It being distinctly understood by and between the parties to this deed of conveyance that the above described premises are conveyed subject to the lien of the following mortgage: A first mortgage of \$1,800.00 to the Greenville Real Estate Loan & Insurance Company. It being a part of the consideration that no house shall be built upon this lot to cost less than fifteen hundred (\$1500) Dollars. This property shall not be sold, rented or otherwise disposed of to any person of African descent. That no building shall be erected nearer the street than the building line shown on blue print, which is 25 feet from all side-walks. And nothing which would constitute a nuisance, or injure the value of any of the neighboring lots, shall be erected, maintained or kept on the premises above described.

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

D.E. McCuen and L.A. Cothran, their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said D.E. McCuen and L.A. Cothran, their

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this ninth day of June

in the year of our Lord one thousand nine hundred and thirteen and in the one hundred thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of John M. Woods, Jr. (L. S.) H.B. Ingram (L. S.) Walter M. Scott (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me H.B. Ingram

and made oath that he saw the within named John M. Woods, Jr.

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Walter M. Scott witnessed the execution thereof.

SWORN to before me, this 10th,

day of June A. D. 1913

H.B. Ingram

Walter M. Scott (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

RENUNCIATION OF DOWER.

I, Walter M. Scott, Notary Public, S.C. do hereby certify unto all whom it may concern that

Mrs. Bessie Woods wife of the within named John M. Woods, Jr. 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

D.E. McCuen and L.A. Cothran, their 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 10th,

day of June A. D. 1913

Bessie Woods

Walter M. Scott (L. S.)

Notary Public for S. C.

Recorded for June 10th, 1913.