

STATE OF SOUTH CAROLINA } DEED TO: A. C. Walker
COUNTY OF Greenville }
L. A. James
KNOW ALL MEN BY THESE PRESENTS, That L. A. James

in the State aforesaid,
in consideration of the sum of
Five Thousand DOLLARS
to me in hand paid
at and before the sealing of these presents by A. C. Walker

(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 A. C. Walker, his heirs and assigns:

That piece, parcel or lot of land in the State and County aforesaid, about three miles north-west of the City of Greenville being a part of the lands Souci Lande, and having the following dimensions and bounds to wit: Beginning at a iron pin on east side of Clarendon Avenue; also Monmouth corner, thence with Monmouth line S. 43.50 E. 350 feet to an iron pin; thence S 46.10 W. 260 feet to an iron pin; thence N. 43.50 W. 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon Avenue N. 46.10 E. 260 feet to the beginning corner, containing 2.08 acres, more or less, and in accordance with survey made by F. G. Rogers, D. S. October, 1911. Subject to the following limitations, conditions and stipulations:
First: That said property shall be used for residential purposes and white persons only. This does not apply to servants.
Second: That no residence shall be created on this property, or any addition thereon, to cost less than \$3500.00, and if one shall be built a residence thereon within twelve months from the date hereof.
Third: That the purchaser hereof, his heirs, administrators, executors, successors or assigns shall be amenable to the sanitary rules and regulations passed by a majority of the boards of property purchased from the said Company. These said rules, regulations and stipulations are hereby made a part of the purchase price hereof and are, therefore, conditional and subsequent.
The above described lot of land is the same conveyed to me December 17th, 1911, by Colonial Company, deed recorded in Vol. 16, page 239, in the N. W. C. office for Greenville County, South Carolina.
As a part of the consideration hereof, the grantor hereof has received and will pay, according to their terms, a note for \$4,000.00, with interest from the 1st day of July, 1912, secured by a mortgage on the within land, which the grantor herein has carried to Carver L. Jackson, the date of July 1912, and the mortgage is recorded in Vol. 24, page 223, which encumbrance is excepted from the general warranty herein.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to 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

A. C. Walker, his

heirs and assigns, forever.

AND I myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

A. C. Walker, his

heirs and assigns, against

myself

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

WITNESS my hand and seal, this 18th day of June in the year of our Lord one thousand nine hundred and Seventeen and in the one hundred forty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Virginia Tally
B. W. Morgan and

L. A. James

(L. S.)
(L. S.)
(L. S.)
(L. S.)
(L. S.)

STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me Virginia Tally

and made oath that she saw the within named L. A. James

sign, seal and as her act and deed, deliver the within written deed, and that she with me witnessed the execution thereof.

Sworn to before me this 18th day of June

Virginia Tally

STATE OF SOUTH CAROLINA

County of Greenville

RENUNCIATION OF DOWER.

do hereby certify unto all whom it may concern, that Mrs. L. A. James

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

heirs and assigns, all her interest and estate, and also all her right and claim of dower on, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 18th day of June

A. D. 1917

Notary Public for S. C.

Recorded