

Joe. H. James DEED TO L.A. James

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Joe. H. James

in the State aforesaid,  
in consideration of the sum of  
Ten dollars (\$10.00) and other valuable considerations  
to me in hand paid  
at and before the sealing of these presents by L.A. James

(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 L.A. James, That certain lot of land situate in the State of South Carolina, County of Greenville, about 2-1/2 miles North of the City Greenville, in the sub-division known as Sans Souci Villa and being known and designated as lot No. 51, Block E., according to a plat recorded in R.M.C. Office for Greenville County in plat book - - page - - - and having the following metes and bounds, to-wit:  
Beginning at a pin on the West side of Furman Road, joint corners with lot No. 50 and running thence along joint lines of lot No. 50, N. 57-25 W. 180 feet to a pin; thence N. 13-30 E. 61.6 feet to a pin; thence S. 57-25 E. along joint lines of lot No. 52, 182 feet to a pin on Furman Road; thence along said Furman Road S. 13-30 W. 60.5 feet to the beginning corner.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all singular the said premises unto the Grantee hereinabove named, and his heirs and assigns forever, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.  
This deed is subject to following restrictions, which shall apply for a period of twenty-five years from date thereof;

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than fifteen hundred dollars but any persons may use two or more lots placing one residence thereon
- Fourth: No building shall be erected nearer the Street than the building line shown on the said plat which is - - - feet from the street.
- Fifth: No use shall be made of the lots sold, or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.
- Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
- Seventh: The Company reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewers, gas and water pipes, electric conduit or pipes, telephone or electric light poles, or any other work or instruments of public utility on or in any of the Streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to the Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the grantor shall have the right to enforce the same by proper procedures.

In Witness whereof; the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers: T.F. Hunt, President and Frank F. Martin, Treasurer.

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

L.A. James, and his

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

L.A. James, his

heirs and assigns, against

me 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 \_\_\_\_\_ day of December

in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and 44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

W.D. Metts, Joe H. James (I. S.)

G.H. Burns, (I. S.)

(I. S.)

(I. S.)

(I. S.)

Revenue Stamps Cancelled	Dollars	Cents
	1	

STATE OF SOUTH CAROLINA,  
County of Greenville

PERSONALLY appeared before me, W.D. Metts

and made oath that he saw the within named Joe H. James

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with G.H. Burns witnessed the execution thereof.

SWORN to before me, this 23rd day of December A.D. 1919

W.E. McCain (I. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

RENUNCIATION OF DOWER.

I, W.D. Metts, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mabel Adams James

wife of the within named Joe H. 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

L.A. James, 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 23rd day of December A.D. 1919

W.D. Metts (I. S.)  
Notary Public for S. C.

Recorded December 24th, 1919