

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Herbert B. Smith

in the State aforesaid,
in consideration of the sum of Ten Dollars and other valuable consideration

to me paid by Jos. A. Tolbert

in the State aforesaid, 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 Jos. A. Tolbert, his heirs and assigns

all that piece, parcel or lot of land in _____ Township, Greenville County, State of South Carolina.

just outside of the City of Greenville, on the East side of the Augusta Road, being known and designated as Lot No. 9 on plat as shown in Plat Book E, page 136, and is more particularly described as follows:

Beginning at an iron pin on Augusta Road 735.3 feet from intersection Augusta Street and Prentiss Avenue, corner lots Nos. 8 and 9; thence along line of lot No. 8, N. 42.07 E. 173 feet to iron pin; thence still with line of lot No. 8, N. 41.27 E. 57 feet to iron pin on a 15 foot alley; thence with said alley S. 56 E. 60 feet to iron pin; corner lots Nos. 9 and 10; thence with line of lot No. 10, S. 40.55 W. 65.8 feet to an iron pin; thence still with line of lot No. 10, S. 42.07 W. 173 feet to an iron pin on Augusta Road; thence with Augusta Road N. 47.53 W. 60 feet to the beginning corner.

Subject, however to the following restrictions, which are part of the consideration for this deed and are made for the benefit and protection of the other lots shown on plat above referred to, which restrictions shall remain effective for a period of 20 years from Aug. 11, 1919.

1. The property herein conveyed nor any part thereof shall not be sold, rented or otherwise disposed of to negroes.
2. The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
3. The Property herein conveyed shall not be recut nor sub-divided so as to face in any other direction than is shown on said plat.
4. No building shall be erected upon said property within 35 ft. of the present line of Augusta Street.
5. No building costing less than \$4,000.00 shall be erected upon said lot, other than outbuildings appurtenant to a dwelling.

The above described land is _____ the same conveyed to me by _____
on the _____ day of _____ 19____, deed _____
recorded in office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____
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 premises before mentioned unto the said Jos. A. Tolbert, his
_____ heirs and assigns forever.

AND I myself and my Jos. A. Tolbert, his
do hereby bind _____ heirs, executors and administrators to
warrant and forever defend all and singular the said premises unto the said _____

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

WITNESS my hand and seal, this 19 day of December in the year of
our Lord one thousand nine hundred and twenty and in the one hundred and forty 4th
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
J. W. Cooper Herbert B. Smith (SEAL.)
Jos. B. Bartwell, Jr. _____ (SEAL.)

_____ (SEAL.)

Revenue Stamps Cancelled
Dollars 7 Cents 50

STATE OF SOUTH CAROLINA,
Greenville County. PERSONALLY appeared before me J. W. Cooper
and made oath that _____ he saw the within named Herbert B. Smith

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that _____ he, with
Jos. B. Bartwell, Jr. witnessed the execution thereof.



SWORN to before me, this 19 day of December A. D. 1924
Charles W. Russell (L. S.)
Notary Public for S. C., Greenville Co.
My Commission Expires March 6-1928.

STATE OF SOUTH CAROLINA,
Greenville County. RENUNCIATION OF DOWER.
I, Charles W. Russell, a Notary Public, do hereby certify unto all whom it may
concern, that Mrs. Elizabeth Richardson Smith
the wife of the within named Herbert B. Smith
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
Jos. A. Tolbert, his



GIVEN under my hand and seal, this 19 day of December Anno Domini 1924
Charles W. Russell (L. S.)
Notary Public for S. C., Greenville Co.
My Commission Expires March 6-1928.
Recorded December 31st. 1924

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