

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

Marcus G. Prince

in the State aforesaid,

in consideration of the sum of

Five

DOLLARS,

and other good and valuable consideration

to *me*

in hand paid

at and before the sealing of these presents by *J. W. Brown*

(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 *J. W. Brown*. All that piece, parcel or lot of land situated, lying and being in the County and State aforesaid, being a part of the lands of Riverside Land Company known as "Riverside", said lot being known and designated on a plat of said lands made by Carter & Pauselle, Surveyors which plat is of record in the R.M.C. office for Greenville County as lot No. 3-4, of Block "X" fronting 100 feet on Palmetto Avenue and having a depth of 125 feet to an alley.

- Subject, however, to the following conditions and restrictions:
- 1- That the property is not to be sold, rented or otherwise disposed of to persons of African descent.
 - 2- That no liquor or madest spirits are to be sold on said property.
 - 3- That no residence shall be built on said lot to cost less than \$1500.00 but any person may use two or more lots placing one residence thereon.
 - 4- That no building shall be erected nearer the street than the building line shown on said plat which is ten feet from all streets.
 - 5- That no use shall be made of the lot sold, or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.
 - 6- That the lay out of the lots has shown on said plat in any other direction than that as shown on said plat shall be permitted.
 - 7- The Company reserves the right to lay and place or authorize the laying or placing of electric or other street car tracks, power, gas, water, pipes, electric conduits or pipes, telegraph, telephone and electric light poles or any other work or instrument of public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.
- The lot heretofore described is the same lot that was conveyed to me by the Riverside Land Co. by deed dated Oct. 1, 1911 and recorded in R.M.C. office for Greenville County in vol. 3, page 58.

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 *J. W. Brown, his*

heirs and assigns, forever.

AND *myself, my* do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *J. W. Brown, 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 *29th* day of *September* in the year of our Lord one thousand nine hundred and *twenty-one* and in the one hundred *46th* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Jessie D. Hunt
Oscar Hodges

Marcus G. Prince (L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled

Dollars *1* Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me *Jessie D. Hunt*

and made oath that *she* saw the within named *Marcus G. Prince*

Oscar Hodges sign, seal, and as *his* act and deed, deliver the within written Deed; and that *she*, with *me*, witnessed the execution thereof.

SWORN to before me, this *29th* day of *Sept.* A. D. 1921 } *Jessie D. Hunt*
Oscar Hodges Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, *Oscar Hodges* a not. Pub. S. C. do hereby certify

unto all whom it may concern, that Mrs. *Mary M. Prince* wife of the within named *Marcus G. Prince* 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 *J. W. Brown, his*

Heirs and Assigns, all her interest and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this *29th* day of *Sept.* A. D. 1921 } *Mary M. Prince*
Oscar Hodges Notary Public for S. C.

Recorded *December 24th* 1921

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