

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, L.C. Ashmore, of Greenville County

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
and other good and valuable considerations

to me in hand paid
at and before the sealing of these presents by J.A. Moon

(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.A. Moon: All that certain piece, parcel or tract of land, situate, lying and being in the County and State aforesaid, in Greenville Township, on the Augusta Road known and designated as Lot No. 13, Block "H" of the O.P. Mills property, according to a plat recorded in Plat Book C., page 178 in the R.M.C. Office for Greenville County, having the following metes and bounds, to-wit:
Commencing at an iron pipe on the West side of Augusta Road 204 feet from the Southwest corner of Augusta Road and Grove Road; thence along line of lot No. 12, S. 42-53 W. 179.85 feet to an iron pipe on rear line; thence along rear line of lots S. 47-52 E. 68 feet to an iron pipe corner of lot No. 14; thence along line of lot No. 14, N. 42-53 E. 179.9 feet to an iron pipe on west side of Augusta Road; thence along the west side of Augusta Road N. 47-57 W. 68 feet to the point of beginning.

Subject, however to the following conditions, restrictions and limitations which are made a part of the consideration for this conveyance and shall constitute considerations subsequent, and in the event they are broken, said property shall revert to the grantor or his heirs and assigns.

- (1) That no part of said lot shall be sold to any person or persons of African descent.
- (2) That no dwelling shall be erected on said lot costing less than \$3,500.00 except out houses.
- (3) That no dwelling shall be erected on said lot that does not conform to the building lines as now established.
- (4) That no building now erected or shall be hereafter erected on said lot shall ever be used to carry on mercantile business or store room.
- (5) That the grantee, his heirs or assigns, shall construct a sidewalk along the entire frontage of said lot, four feet wide and four inches thick.

For Release of Restrictions See Deed Book 142 page 603 r 164 page 164

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.A. Moon, 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
J.A. Moon, his

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 _____ day of January
in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred
forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

<u>G.L. Mitchell,</u>	<u>L.C. Ashmore</u>	(L. S.)
<u>V.L. Ashmore.</u>		(L. S.)
		(L. S.)
		(L. S.)

U. S. Stamps Cancelled, \$.2 and 50 Cents.
S. C. Stamps Cancelled, \$.2 and 50 Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, G.L. Mitchell

and made oath that he saw the within named L.C. Ashmore

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
V.L. Ashmore witnessed the execution thereof

SWORN to before me, this 3rd
day of January A. D. 1924
Chas. M. McGee (L. S.)
Notary Public for S. C. G.L. Mitchell

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, Chas. M. McGee, a Notary Public for S.C. do hereby certify

unto all whom it may concern, that Mrs. Elizabeth F. Ashmore
wife of the within named L.C. Ashmore
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.A. Moon and 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 3rd
day of January A. D. 1924
Chas. M. McGee (L. S.)
Notary Public for S. C. Elizabeth F. Ashmore

Recorded January 9th 1924

END OF DOC