

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That W. R. Timmons and I. B. Grant

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
and other valuable considerations
to us in hand paid
at and before the sealing of these presents by J. Norwood Cleveland

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. Norwood Cleveland, his heirs and assigns: All that certain lot, piece, parcel of land,
situate and being in the State of South Carolina, Greenville County, in the Sixth Ward of
the City of Greenville, known and designated as Lot No. 3, on plat made by W.D. Neves,
bearing date March 13th, 1920, and having according to the plat the following notes and
bounds, to-wit:

Beginning at an iron pin on the East side of Augusta Street, on the Southwest corner of Lot
No. 2, (which is approximately 163.5 feet from the south side of McKay St.) and running
N. 89 E. 200 ft. along line of lot No. 2 to an iron pin on the line of Hopkins lot, (formerly
referred to as Lot No. 5 in the H.P. Johnson survey of the Lenhardt Property); thence along
line of last mentioned lot S. 30 E. 73.5 ft. to an iron pin on the line of the Talley lot;
thence along last mentioned line S. 89 W. 179 ft. to an iron pin on Augusta Street; thence
along said Street N. 15 W. 81.8 ft. to the beginning. Being the same lot of land conveyed to
W.R. Timmons and I.B. Grant by J. Norwood Cleveland, by deed dated June 15th, 1927, and
recorded in the R.M.C. Office in Book -----, page -----.

This conveyance is made subject, however, to the following restrictions:
No house shall be erected on said lot, or any part thereof, costing less than Eight Thousand
Dollars (\$8000.00), but this shall not - to a servant's house appertenant to a residence;
and these premises shall be used perpetuity exclusively for residential purposes for
White persons only, and shall never be sold, rented or otherwise disposed of to any person
of African descent. But servants of such descent, while working for white occupants of
such premises may reside thereon. These conditions are material and are conditions
subsequent, having substantially affected the price at which this property is sold. On
violation of either condition, this deed shall be null and void and said grantor or their
heirs, or assigns, may take possession of the land.

As part payment for the above mentioned lot the purchasers assume one first mortgage in the
sum of Twenty-five hundred dollars (\$2500.00) and a second mortgage of Seven Hundred Dollars,
(\$700.00), given by J. Norwood Cleveland to S.W. Reams and W.C. Adams, respectively.

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. Norwood Cleveland, his

heirs and assigns, forever.

AND We do hereby bind
ourselves, our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
J. Norwood Cleveland, his

heirs and assigns, against
us and

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

WITNESS our hands and seals, this 28th day of June
in the year of our Lord one thousand nine hundred and twenty-seven and in the one hundred fifty-first
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

C. E. McManaway W. R. Timmons (L. S.)
H. W. Estes I. B. Grant (L. S.)
(L. S.)
(L. S.)
(L. S.)

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

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me C. E. McManaway

and made oath that he saw the within named W. R. Timmons and I. B. Grant

sign, seal, and as their act and deed, deliver the within written Deed; and that the, with
H. W. Estes witnessed the execution thereof.

SWORN to before me, this 28th
day of June A. D. 1927 }
H. W. Estes (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, H. W. Estes, do hereby certify

unto all whom it may concern, that Mrs. Eva McDonald Timmons
wife of the within named W. R. Timmons
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. Norwood Cleveland, 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 28th
day of June A. D. 1927 }
H. W. Estes (L. S.)
Notary Public for S. C. Eva McDonald Timmons

Recorded July 2nd, 1927, at 11:20 o'clock, A. M.

For another Dower to this Deed See Deed Book 84 Page 243.

END OF DOCS