

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. H. Cleveland

in the State aforesaid,  
in consideration of the sum of Ten (\$10.00) DOLLARS,  
and other valuable consideration

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

(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

John A. McPherson:-(All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the east side of Ridgeland Avenue, in the City of Greenville, being known and designated as Lot No. 36 on a plat of Cleveland Terrace prepared by Dalton & Neves, Engineers, February 1926, which said plat is recorded in the R.M.C. Office for Greenville County, in Plat Book G, page 210, and having, according to said plat, the following metes and bounds, to-wit:  
Beginning at an iron pin on the East side of said Ridgeland Avenue, joint corner of Cleveland Park property and Lot No. 36, and running thence along the east side of Ridgeland Avenue N. 1-02 E. 96.5 feet to an iron pin, joint corner of Lots Nos. 36 and 37; thence along the joint line of lots Nos. 36 and 37, S. 89-20 E. 208 feet to an iron pin, rear corner of Lots Nos. 36 and 37, in line of Cleveland Park property; thence along the line of Cleveland Park property, S. 37-10 W. 116.2 feet to an iron pin; thence still along the line of Cleveland Park property S. 89-28 W. 137 feet to the point of beginning.)

Also all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, on the west side of Ridgeland Avenue, in the City of Greenville, being known and designated as Lot No. 35 on a plat of Cleveland Terrace prepared by Dalton and Neves, Engineers, February 1926, which said plat is recorded in the R.M.C. Office for Greenville County in Plat Book G, page 210, and having, according to said plat, the following metes and bounds, to-wit:- Beginning at an iron pin on the west side of Ridgeland Avenue, joint corner of Lots Nos. 34 and 35, and running thence along the west side of said Ridgeland Avenue S. 3-18 W. 80 feet to an iron pin, joint corner of Lot No. 35 and Cleveland Park property; thence along the joint line of Lot No. 35 and Cleveland Park property, N. 87-07 W. 183.8 feet to an iron pin in the eastern edge of a ten foot alley; thence along the eastern edge of said ten foot alley N. 7-51 E. 85 feet to an iron pin in the eastern edge of said alley, rear corner of Lots Nos. 34 and 35; thence along the joint line of Lots Nos. 34 and 35, S. 85-37 E. 177.2 feet to the point of beginning.

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 John A. McPherson, his

Subject, however, to the following restrictions, which are solely for the benefit of all persons who now own or may hereafter purchase any of the lots shown on the plat above referred to to-wit:  
(1) No dwelling shall be built on either of the above lots costing less than \$8,000.00 (this shall not, however, apply to any servant house which shall be used in connection with the dwellings).  
(2) No building shall be erected nearer curb than 42-1/2 feet.  
(3) The property hereby conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.  
(4) The property hereby conveyed shall be used for residential purposes only.

AND myself and my do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said John A. McPherson, his

heirs and assigns, against myself my and

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

WITNESS my hand and seal, this sixteenth day of January

in the year of our Lord one thousand nine hundred and twenty-nine and in the one hundred fifty-third year of the Sovereignty and Independence of the United States of America.

Sign, sealed and delivered in the presence of

J. L. Kover J. H. Cleveland (L. S.)  
W. D. Parrish (L. S.)  
(L. S.)  
(L. S.)  
(L. S.)

U. S. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ Cents.  
S. C. Stamps Cancelled, \$ 7 and 00 Cents.

STATE OF SOUTH CAROLINA,  
County of Greenville.

PERSONALLY appeared before me J. L. Kover

and made oath that he saw the within named J. H. Cleveland

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W. D. Parrish witnessed the execution thereof.

SWORN to before me, this 16th day of January A. D. 1929  
W. D. Parrish (L. S.)  
Notary Public for S. C. J. L. Kover

STATE OF SOUTH CAROLINA,  
County of Greenville.

RENUNCIATION OF DOWER.

I, W. D. Parrish Not Pub. for S.C., do hereby certify

unto all whom it may concern, that Mrs. Alice B. Cleveland  
wife of the within named J. H. Cleveland  
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 John A. McPherson, 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 16th day of January A. D. 1929  
W. D. Parrish (L. S.)  
Notary Public for S. C. Alice B. Cleveland

Recorded January 17th 1929 at 2:40 o'clock, P. M.

END OF DOC.