

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. C. Fleming,

in the State aforesaid  
in consideration of the sum of Eighteen Hundred (31,800.00) Dollars,  
to me in hand paid, at and before the sealing of these presents by T. L. Hill  
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 T. L. Hill, his heirs

"All that certain piece, parcel or lot of land situate on the East side of McDaniel Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 4 on plat No. 2 of the property of W. C. Cleveland, and having, according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "H", at page 289, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of McDaniel Avenue at the joint corner of lots 3 and 4, and running thence with the East side of McDaniel Avenue, N. 11-38 E. 85 feet to an iron pin at corner of lot No. 5; thence with the rear line of lots 5 and 6, S. 89-51 E. 236.3 feet to an iron pin in line of lot No. 7; thence with the West line of lot No. 7, S. 0-09 W. 83.1 feet to an iron pin at the rear corner of lots 3 and 4; thence with the joint line of said lots, N. 89-51 W. 253.5 feet to iron pin on East side of McDaniel Avenue, the beginning corner.

The grantee is to pay all taxes for the year 1937.

Subject, however, to the following building restrictions, which are for the benefit of all persons who now own, or may hereafter acquire, property in the same subdivision:-

- (1) No residence shall be erected on said lot costing less than \$4,500.00
- (2) No building shall be erected on said lot nearer to McDaniel Avenue than 60 feet.
- (3) Said lot shall not be recut or resubdivided so as to face in any other direction than as shown on the plat above referred to.
- (4) Said lot shall be used for residential purposes only.
- (5) This lot shall not be rented, leased or otherwise disposed of to negroes or persons of African descent.

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 T. L. Hill, his

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 T. L. Hill, his

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 26th day of February in the year of our Lord one thousand nine hundred and thirty seven and in the one hundred and sixty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Fred Hart,

J. C. Fleming

J. Hudson Williams,

S. C. Stamps Cancelled, \$ 4 and 00 cents  
U. S. Stamps Cancelled, \$ 2 and 00 cents

STATE OF SOUTH CAROLINA,  
Greenville County

PERSONALLY appeared before me Fred Hart,

and made oath that he saw the within named J. C. Fleming,

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J. Hudson Williams,

SWORN to before me, this 26th day of February A. D. 19 37 } Fred Hart,  
J. Hudson Williams (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER

I, J. Hudson Williams, a Notary Public for S. C.

do hereby certify unto all whom it may concern, that Mrs. Mary M. Fleming, the wife of the within named J. C. Fleming, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named T. L. Hill, his

heirs and assigns, all her interest and estate, and also 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 26th day of February Anno Domini 19 37 } Mary M. Fleming,  
J. Hudson Williams (L. S.)  
Notary Public for S. C.

Recorded February 26th 19 37 at 10:41 o'clock, A. M.