

STATE OF SOUTH CAROLINA

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Bessie J. Benneyfield

in consideration of the sum of Two Dollars, And Other valuable Consideration

paid by M.E. Jones

in the State aforesaid, 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 M.E. Jones, his heirs and assigns

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

All that certain piece, parcel and lot of land in the county and State aforesaid, being known and designated as lot No. 6 of Jarvis Piney Park, as shown on Plat thereof recorded in the R.M.C. office for Greenville County, in Plat Book "H", Page 192, reference to which is made for a more complete description of said lot, being a portion of the Property conveyed in deeds recorded in the R.M.C. office, Vol. 107, 326; Vol. 116, 42.

As a part of the consideration for this conveyance, the grantee herein expressly assumes and agrees to pay according to its terms, a note secured by mortgage covering lot No. 6, executed by W.D. Workman to Jas. M. Richardson, dated June 29, 1926, in the sum of \$300.00, of record in the R.M.C. office for Greenville County, in Vol. 116, Page 210.

In accepting this deed, the grantee herein agrees that the following restrictions shall act as covenants running with the land, and that in the event of violation of any of them, the Property herein conveyed shall revert to the immediate grantor.

(1) No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title, either legal or equitable, to any person, not of the Caucasian race, nor to any corporation of which any stockholder shall be other than of the Caucasian race.

(2) The owners of all lots in this subdivision shall provide for the disposal of sewage from his or her lot or lots by means of septic tank(s) of approved type (where city sewage is not accessible) and no outside toilets shall be built.

(3) An easement is and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes.

(4) No nuisance shall be permitted to be maintained on any lot in this subdivision.

The above described land is the same conveyed to me by _____ the same conveyed to me by _____ on the _____ day of _____ 192 _____ 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 M.E. Jones, his heirs and assigns forever.

AND I myself do hereby bind myself warrant and forever defend all and singular the said premises unto the said M.E. Jones, his heirs, executors and administrators to

heirs and assigns, against me 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 21st day of March in the year of our Lord one thousand nine hundred and Twenty-seven and in the one hundred and forty fifty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
Y. W. Campbell Bessie J. Benneyfield (SEAL.)
Plummer L. Leathman (SEAL.)
(SEAL.)
(SEAL.)

B. C. Revenue Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Revenue Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA, }
Greenville County. } PERSONALLY appeared before me Y. W. Campbell

and made oath that he saw the within named Bessie J. Benneyfield

sign, seal and as he act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Plummer L. Leathman witnessed the execution thereof.

SWORN to before me, this 21st day of March, A. D. 1927.
Plummer L. Leathman (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
Greenville County. } no dower

I, _____ a Notary Public do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ 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 _____

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 _____ day of _____ Anno Domini 1927.

(L. S.)
Notary Public for S. C.

Recorded Mar. 29th, at 8:15 a.m.