

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Pearl I. Butler

in consideration of the sum of

Ten Dollars,
and other good and valuable considerations

to me paid by Roy A. Farmer

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 Roy A. Farmer

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

and more particularly described as follows: "All that certain piece, parcel or lot of land situate, lying and being just outside of the corporate limits of the City of Greenville on the east side of the Augusta Road, known and designated as lot #5, according to a survey of R. E. Dalton, May 1919 for Parrish and Gower, and having the following metes and bounds to-wit:

Beginning at an iron pipe on the Augusta Road 495.3 feet from the intersection of Augusta Street and Prentiss Avenue, joint corner of lots Nos. 4 and 5, and running thence with line of lot #4, N. 42-07 E. 170.7 feet to an iron pin on a fifteen foot alley; thence with said alley S. 53-03 E. 25 feet to an iron pipe; thence still with said alley S. 59-28 E. 35.9 feet to an iron pipe, joint rear corner of lots Nos. 5 and 6; thence with line of lot #6, S. 42-07 W. 180.2 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60 feet to an iron pipe, the beginning corner.

This is the same lot conveyed to me by W.S. Barr, by deed dated January 1, 1921, and recorded in the R.M.C. Office for the County aforesaid, in Vol. 70, page 390.

Subject, however, to the following restrictions, which are part of the consideration of this deed, and are made for the benefit and protection of the other lots shown on said plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of the deed from-

- (1) The property herein conveyed, nor any part thereof shall not be sold, rented or otherwise disposed of to negroes.
- (2) The said property shall not be used for any unlawful business, nor for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut nor sub-divided so as to face any other direction than as shown on said plat.
- (4) No building shall be erected upon said property within thirty-five feet to the present line of Augusta Street.
- (5) No building costing less than four thousand dollars (\$4,000.00) shall be erected upon said lot, other than outbuildings appurtenant to a dwelling.

As part consideration for the premises herein conveyed the Grantee assumes payment of note for \$3393.77 given by Pearl I. Butler to Pearl I. Butler, Guardian, and William Goldsmith Agent, dated January 20, 1921 and payable on January 20, 1922 and secured by mortgage over said premises recorded in Vol. 87, page 40.

The above described land is the same conveyed to me by the same on the 19 day of April, 1921, 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, his TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said Roy A. Farmer and 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 Roy A. Farmer and his

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 25th day of April in the year of our Lord one thousand nine hundred and twenty-one and in the one hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

A. M. Bogerman
Lora Campbell

Pearl I. Butler (SEAL)

Revenue Stamps Cancelled

Dollars	#
7	Cents

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me Lora Campbell

and made oath that she saw the within named Pearl I. Butler

sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with A. M. Bogerman, witnessed the execution thereof.

SWORN to before me, this 25th day of April, A. D. 1921
A. Immanuel (L. S.)
Notary Public for S. C.

Lora Campbell

STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF 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 19
 (L. S.)
Notary Public for S. C.

Recorded 1921