

Bargain Real Estate Co. DEED TO Gertrude T. Stoerber

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That, J.C. Peace and H.J. Alford, com- posing the Bargain Real Estate Company, in the State aforesaid

in consideration of the sum of Eighteen hundred (\$1,800.00) DOLLARS, to us in hand paid at and before the sealing of these presents by

Gertrude T. Stoerber (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 Gertrude T. Stoerber, all that certain piece, parcel or tract of land situate, lying and being in the County and State aforesaid, in Saluda Township, on both sides of the road leading from Greenville to Ashville, on Mush Creek of South Tyger River, and on some small branches, waters of North fork of Saluda River, having the following metes and bounds, to-wit: Beginning at a stone 3X by a black oak on corner of lands formerly belonging to Claybourn Trammell and James Langley, and running thence N. 71 E. 12.80 to a stake 3X in the road from Greenville to Ashville and on line of Claybourn Trammell's land, thence along said road as a line in a Northerly direction or Northwesterly direction 20.90 to stone 3X on the East side of said road on corner of Dowin Allen's land; thence N. 81 3-4 E. 42.35 to a stone 3X on Allen's corner; thence with line or lines of Allen's land to Ezekiel Kelley's land; thence with line of Ezekiel Kelley's land to John H. Goodwin's land at a white oak 3X at head of branch, waters of north fork of Saluda River; thence S. 80 1-2 W. With John H. Goodwin's line to a chestnut oak 3X on corner of land of John H. Goodwin and J.C. Allen; thence S. 36 2-3 W. 22.15 to a maple on J.C. Allen's corner on branch waters of North Saluda River; thence S. 48 W. 10.75 to white oak 3X on branch, crossing the Greenville road to a stake 3X on corner of lands of J.C. Allen and James Langley; thence N. 75 E. 5.25 chains, along road to a stake 3X; thence S. 75 E. 5 chains along road to stone 3X on side of road; thence S. 26 1-2 E. 29.40 chains to beginning corner. Containing one hundred and fifty two acres more or less, and being the same tract of land conveyed to C.L. Ward by the heirs of Wm. C. Cason by deed bearing date 9th day of November 1911, and recorded in the R.M.C. Office for Greenville County in Vol. 12 at page 284. Also all that other piece, parcel or tract of land situate, lying and being in the County and State aforesaid, in Saluda Township, adjoining the tract of land first above described and formerly belonging to Dowin Allen and having the following metes and bounds, to-wit: Beginning at a stone 3X on the West side of Buncombe road and running thence along said road as a line in a Southeasterly direction 35 rods to a stone 3X in said road; thence in a Northerly course 19 rods to a stake 3X; thence S. 81 3-4 W. 34 rods to the beginning corner, containing two acres, more or less, and being the same tract of land conveyed to C.L. Ward by the heirs of William C. Casey by deed bearing date 9th day of November, 1911, and recorded in R.M.C. Office for Greenville County in Vol. 12, page 284, and the above two tracts of land were deed by M.O. Dunbar to J.C. Peace by deed bearing date 11th day of June, 1914, and recorded in R.M.C. Office in Vol. 27, page 82.

It is hereby agreed and understood between the parties here to that the said Gertrude T. Stoerber does assume and agree to pay a mortgage of Thirteen Hundred three Dollars and 68 cents by J.C. Peace to James W. Richardson, cashier, on June 20, 1914, and recorded in R.M.C. Office for said County in Vol. 41, page 131. Interest thereon from date at 8 per cent. per annum.

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TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Gertrude T. Stoerber, her 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 Gertrude T. Stoerber, her 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 hand and seal, this 17th day of September in the year of our Lord one thousand nine hundred and fifteen and in the one hundred and fortieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.W. Leopard, P.S. Butler, J.C. Peace, H.J. Alford, Bargain Real Estate Co. (L.S.)

STATE OF SOUTH CAROLINA, COUNTY OF Greenville, PERSONALLY appeared before me, J.W. Leopard, and made oath that he saw the within named J.C. Peace and H.J. Alford sign, seal, and as their act and deed, deliver the within written Deed, and that he, with me, witnessed the execution thereof.

SWORN to before me, this 17th day of Sept. A. D. 1915. P.S. Butler, Notary Public for S. C. J.W. Leopard

STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER.

COUNTY OF Greenville, I, P.S. Butler, Notary Public, do hereby certify unto all whom it may concern that Mrs. Olive A. Peace, wife of the within named J.C. Peace, 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 Gertrude T. Stoerber, her 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 17th day of Sept. A. D. 1915. P.S. Butler, Notary Public for S. C. Recorded for Olive A. Peace - September 21st, 1915

For extra Dower. Sealed 25 - page 625

A. G. New DEED TO Mrs. Mollie Ford

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That, I, A. G. New, in the State aforesaid

me in consideration of the sum of Two Hundred Ten DOLLARS, to Mrs. Mollie Ford in hand paid at and before the sealing of these presents by Mrs. Mollie Ford

(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 Mrs. Mollie Ford; All that certain piece, parcel and lot of land situate, lying and being in the County and State aforesaid, and near the City of Greenville, and designated as Lots #6 and #7, of Block #1 (One) on a Plat dated May 14th, A.D. 1914, by A.S. Bedell, surveyor, of a certain Sub-division of land belonging to A.G. New, and known as NEW-LAND; the land conveyed being more fully described as follows: Beginning at a stake at the corner of Lot #7, on Perry Road, thence S. 43-12 W. 100 feet to a stake being corner of lot #6; thence N. 46-48 W. 150 feet to a stake, thence N. 43-12 W. 100 feet to a stake, thence N. 46-48 W. 150 feet to beginning corner. Being a part of the land as conveyed to the said A.G. New, by deed, dated the 29th day of June, A.D. 1905 and recorded in said Registers office in Vol. 0.0.0. at page #314.

Upon the following conditions, which are made a part of the consideration of this deed, the violation of which, or any one or more of them with twenty years from the date hereof, by the purchaser, his grantees, heirs, or assigns, shall render, this deed null and void, and the title to the property herein conveyed, shall, so instantaneously, revert to the grantor herein, his heirs or assigns. 1st-That said property nor any part of it shall not be sold, rented or otherwise disposed of to persons of African descent. 2nd-That no liquor or ardent spirits of any kind shall be sold thereon. 3rd-That no building shall be erected nearer than twelve feet of the road-way or street, and the property shall be used for residence purposes only. 4th-That no use shall be made of the property which would constitute a nuisance, or injure the value of the neighboring lots. 5th-That the grantor reserves the right to lay or place, or authorize the laying or placing of electric or other street car tracks, sewer, gas, and water, pipes, telegraph, telephone or electric light poles or other work of public utility, on in any of the streets or roadways of said Sub-division without compensation to any lot owner. 6th-That no building shall be erected on any lot, or lots, or any sub-division thereof, at a cost of than one thousand dollars.

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Mrs. Mollie Ford, her heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Mrs. Mollie Ford, her heirs and assigns, against myself and my heirs, and against every person whomsoever law fully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 10th day of October in the year of our Lord one thousand nine hundred and fourteen and in the one hundred and thirty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H.W. Hudson, A.G. New, W.E. McCain (L.S.)

STATE OF SOUTH CAROLINA, COUNTY OF Greenville, PERSONALLY appeared before me, H.W. Hudson, and made oath that he saw the within named A.G. New sign, seal, and as his act and deed, deliver the within written Deed; and that he, with me, witnessed the execution thereof.

SWORN to before me, this 10th day of Oct. A. D. 1914. H.W. Hudson, W.E. McCain, Notary Public for S. C.

STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER.

COUNTY OF Greenville, I, W.E. McCain Notary Public, do hereby certify unto all whom it may concern that Mrs. Maud Ellen New, wife of the within named A.G. New, 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 Mrs. Mollie Ford, her 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 10th day of October A. D. 1914. W.E. McCain, Notary Public for S. C. Recorded for Maude Ellen New. September 21st 1915.