

H.K. Townes, et al. DEED TO Emma E. Sullivan
STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, H.K. Townes, L.O. Patterson, F.T. Dargan and J.R. Ware in the State aforesaid in consideration of the sum of Seventeen hundred and fifty DOLLARS, to us in hand paid at and before the sealing of these presents by Emma E. Sullivan

(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

Emma E. Sullivan, All those certain lots of land situate in the State and County aforesaid near the corporate limits of the City of Greenville, being lots numbers 1, 2, 5, 6, 7, 8, 9, 10, 11 and one-half of number 12 of North Cherokee Park a sub-division of land represented by a plat recorded in plat book A. pages 114 and 115 in the R.M.C. office for said Greenville County. All of said lots adjoin each other and have the following metes and bounds:

Beginning at the corner of the Augusta Road and the west side of Conestee Avenue running thence with Augusta Road N. 47-1/4 W. 102 feet to corner of lot number 3; thence with joint line of lots 2 and 3, S. 34 W. 182-3/4 feet to line of lot 5; thence with line of lot 5, N. 63 W. 51 feet to fifteen foot alley; thence with said alley S. 27 W. 150 feet; thence S. 63 E. 168 feet to Conestee Street; thence with said Conestee Avenue N. 27 E. 303-3/4 feet to the beginning corner. See Vol. "000" page 436, except however and allowing for any portion of said land which the County of Greenville, has used if any in widening Augusta Road. The lots herein conveyed are accurately described as lots (1, 2, 5, 6 & 7) one, two, five, six and seven according to the revised plat of Cherokee Park, recorded in plat book C. page 96. The grantee by accepting this deed hereby covenants that no building shall be erected on any part of said land costing less than fifteen hundred dollars, and that no part of said premises shall be occupied by any person of African descent. These conditions are material and have affected the price at which the land has been sold and are hereby declared conditions subsequent, and on violation of either of them the grantors, their heirs or assigns may reenter and resume possession of said lands.

Note: (The condition subsequent above is removed by agreement in Deed Book 241, Pages 371-375)

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 Emma E. Sullivan, her heirs and assigns forever.

Subject to above mentioned limitations and conditions.

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 Emma E. Sullivan, her

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

WITNESS our hand & seal, this twenty-fourth day of May in the year of our Lord one thousand nine hundred and thirteen and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of F.T. Dargan, H.K. Townes, J.R. Ware, L.O. Patterson, Lula H. Burckmyer, Jno. N. Hook, Hamlin Beattie, Jr., M.B. Prevost.

STATE OF SOUTH CAROLINA, COUNTY OF Oconee PERSONALLY appeared before me, Lula H. Burckmyer and made oath that she saw the within named F.T. Dargan sign, seal, and as his act and deed, deliver the within written Deed; and that she, with Jno. N. Hook witnessed the execution thereof.

SWORN to before me, this 27th day of May A. D. 1913. Lula H. Burckmyer Jno. N. Hook (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, COUNTY OF Oconee RENUNCIATION OF DOWER.

I, Jno. N. Hook, Notary Public do hereby certify unto all whom it may concern that Mrs. Gillette T. Dargan wife of the within named F.T. Dargan 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 Emma E. Sullivan, 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 27th day of May A. D. 1913. Gillette T. Dargan Jno. N. Hook (L. S.) Notary Public for S. C. Recorded for October 23rd, 1913.