

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

This agreement made and entered into this 23rd day of September, 1915 between Mrs. H. J. Dickson and W. R. Forest witnesseth:

That Mrs. H. J. Dickson in consideration of the conveyance to her by the said W. R. Forest of his farm herein below described, agrees and binds herself, her heirs and assigns to convey by good fee simple title to W. R. Forest her place on the North side of Hammond Street, in the City of Greenville, S. C., having a frontage thereon of 60 feet, and being bounded on the east by the R. E. Allen property, on the west by the D. C. Durham property, and being the same lot conveyed unto me, the said Mrs. H. J. Dickson by Mrs. W. L. Boggs by her deed dated the 6 day of April, 1914, and recorded in the R. M. C. Office for said State and County in Vol. 10, page 442. This place is to be conveyed free of any incumbrance whatsoever.

W. R. Forest on his part and in consideration of the conveyance to him by the said Mrs. H. J. Dickson of said lot hereinabove described, agrees and binds himself, his heirs and assigns to convey by good fee simple title to Mrs. H. J. Dickson, his farm in said State and County, on the Laurens Road, about 2 1/2 miles from Greenville County Court House, containing forty-three acres, and bounded by lands of McAllister & Beattie, J. A. Adams, and Burns and others, and being the same tract of land conveyed to him by A. J. Sullivan by his deed dated December 18, 1913, Recorded in aforesaid R. M. C. Office in Book 26, Page 260. This land is subject to a mortgage indebtedness of Six Thousand (\$6,000.00) Dollars which is to be assumed by Mrs. H. J. Dickson.

All papers necessary to carry out this agreement to be made on January the First, 1916; possession of said premises to be delivered at that time.

In witness whereof the parties to this agreement hereunto attach their hands and seals this 24 day of September, 1915.

Signed, Sealed and Delivered in presence of;
Anna M. Beaty,
Dixon D. Davis,

H. J. Dickson (Seal)
W. R. Forest (Seal)

STATE OF SOUTH CAROLINA, S.S.
COUNTY OF GREENVILLE.

Personally appeared before me Anna M. Beaty and made oath that she saw the within named Mrs. H. J. Dickson and W. R. Forest sign, seal and as their act and deed deliver the within written instrument, and that she with Dixon D. Davis witnessed the execution thereof.

Sworn to and subscribed before me this 24 day of September, 1915.

Anna M. Beaty.

Dixon D. Davis, (L.S.)
Notary Public for S. Carolina.

Recorded for October 20th, 1915.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, under date of February 28, 1914, the names of those hereinafter signed to this instrument by Sallie Hart Harris, Attorney in Fact, executed and delivered to her a Power of Attorney to make this deed, and the wives of such makers of said power who might have had a Dower interest in said land, regularly renounced their dower on said Power; Now in pursuance thereof,

KNOW ALL MEN BY THESE PRESENTS: That we, N. Henry Harris, Sallie H. Harris, Edna E. Willis, F. M. Harris, G. G. Harris, Mary H. Willis, Susan H. Pilcher and Nona H. Squires, by Sallie Hart Harris, Attorney in Fact, in the State aforesaid, in consideration of the sum of FIVE HUNDRED and 0/100 (\$500.00) Dollars to us in hand paid at and before the sealing of these presents by S. E. HENDRICKS (the receipt is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said S. E. Hendricks;—A certain lot of land on the Easley Bridge Road, Greenville County, State aforesaid, known as Lot No. 3 of a subdivision of the property of J. M. Harris, called Highland and recorded in Plat Book C, page 146 R. M. C. Office said County.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said S. E. Hendricks, his heirs and assigns forever; upon the following terms and conditions, which are conditions subsequent, to wit:

FIRST. That property is not to be sold, rented or otherwise disposed of to persons of African descent.

SECOND. That no liquor, ardent spirits or near beer are to be sold on the property.

THIRD. That no house shall be built on the lot herein described to cost less than \$750.00 Dollars, but any person may use two or more lots, placing one residence thereon.

FOURTH. That a building shall be erected nearer the Street than 10 feet from the street.

FIFTH. That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injury the value of any of the neighboring lots.

SIXTH. That the layout of the lots as shown on said plat shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

SEVENTH. That the grantors reserve the right to lay and place or authorize the laying and placing of electric or other street-car tracts, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instruments of public utility, on or in the streets of said grantors without compensation to any lot owner.

In the event of a violation by the purchaser of the first provision above, the title to the property herein described shall revert to the grantors, except as against lien creditors, and in event of a violation of any of the other provisions above, the grantors shall have the right to enforce the same by proper proceedings.

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

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See other Dower to this deed see Deed Book 37 at page 127.