

W.D. Parrish, et al,

DEED TO

H.H. Simon

THE STATE OF SOUTH CAROLINA,

County of Greenville

Now, KNOW ALL MEN BY THESE PRESENTS, That We, W.D. Parrish and T.C. Gower, of the City of Greenville,

in the State aforesaid, in consideration of the sum of Ten dollars and other valuable considerations DOLLARS, to us in hand paid at and before the sealing of these presents by

H.H. Simon

(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 H.H. Simon, All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid partly within and partly without the corporate limits of the City of Greenville, on the East side of Augusta Road, known and designated as lot No. 3, as shown on plat of property of Parrish & Gower by R.E. Dalton, Engineer, dated May 1919, and recorded in the R.M.C. Office for Greenville County in Plat Vol. E., page 136, and having the following metes and bounds, to-wit: Beginning at an iron pipe on Augusta Road 374.3 feet from the intersection of Augusta Street and Printiss Avenue joint corner of lots Nos. 2 and 3, and running thence along line of lot No. 2 N. 42-07 E. 160 feet to an iron pipe on a 15 foot alley; thence with said alley S. 53-03 E. 61.3 feet to an iron pipe joint corner of lots Nos. 3 and 4; thence with line of lot No. 4, S. 42-07 W. 165.4 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 61 feet to the point of beginning.

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

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 is shown on said plat.
4. No building shall be erected upon said property within thirty-five feet of the present line of Augusta Street.
5. No building costing less than Four thousand (\$4000.00) Dollars shall be erected upon said lot, other than out buildings appurtenant to a dwelling.

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 said premises before mentioned unto the said

H.H. Simon, his

heirs and assigns, forever.

AND We do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said H.H. Simon, 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.

WITNESS OUR Hands and Seal, this 26th day of August

in the year of our Lord one thousand nine hundred and nineteen 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

Josie Dickson,

W.D. Parrish,

(L. S.)

Elizabeth Crenshaw,

T.C. Gower,

(L. S.)

(Stamps \$7.50)

THE STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Josie Dickson

and made oath that she saw the within named W.D. Parrish and T.C. Gower

sign, seal, and as their act and deed, deliver the within written Deed; and that she, with

Elizabeth Crenshaw

witnessed the execution thereof.

SWORN to before me, this 26th

day of August, A. D. 1919

W.P. Conyers

(L. S.)

Notary Public for S. C.

Josie Dickson

THE STATE OF SOUTH CAROLINA,

County of Greenville

RENUNCIATION OF DOWER.

I, W.P. Conyers, Notary Public for S.C.

do hereby certify unto all whom it may concern, that Mrs. Nell G. Parrish

the wife of the within named W.D. Parrish

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

H.H. Simon, his

heirs and assigns, all her interest and estate, and also 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 26th

day of August, A. D. 1919

W.P. Conyers

(L. S.)

Notary Public for S. C.

Nell G. Parrish

Recorded for August 26th, 1919

For another Deed to this Deed see Deed Book 37 at page 109.