

DEED TO *James M. J. Ward*

STATE OF SOUTH CAROLINA

COUNTY OF *Greenville*

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid, in consideration of the sum of *Five hundred dollars* DOLLARS; to *James M. J. Ward* in hand paid at and before the sealing of these presents by *James M. J. Ward*

(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 *James M. J. Ward*, All that certain lot of land situate in *Greenville*

Township, County and State aforesaid, known as Lot #7 of Monaghan Annex, as shown on plat recorded in R.M.C. Office for Greenville County, Plat Book C., page 63 and more particularly described as follows:-

Beginning at a stake on South-west corner of Smythe Street and Parker Road and running thence with west side of Smythe Street S. 6 1/4 W. twenty-seven and one-half (27 1/2) feet to a stake, corner of lot 8; thence with the line of Lot 8 in a westerly direction one hundred and one-half (100 1/2) feet to a stake in line of lot 13; thence with line of lot 13, a northerly direction twenty-seven and one-half (27 1/2) feet to a stake on the south side of Parker Road; thence with said road S. 83 1/4 E. one hundred (100) feet to the beginning corner.

Upon the following conditions which shall be conditions subsequent; provided, however, that the same shall not apply after the 1st, day of April 1938, to-wit:

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

Second: That no liquor or ardent spirits are to be sold on the property.

Third: That no house shall be built on the lot herein described to cost less than Five hundred dollars (\$500.00), but any person may use two or more lots placing one resident thereon.

Fourth: That no building shall be erected nearer the street than the building line shown on said plat which is - - - 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 injure 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 plat shall be permitted.

Seventh: That the right is reserved to the Monaghan Mills to lay or place or authorize the laying or placing of electric and other street car tracks, sewer, gas and water pipe, electric conduit or pipes, telephone or electric light poles, or any other instruments of public utility on or in any of the streets of the said Monaghan Annex without compensation to any lot owner.

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 said premises before mentioned, unto the said

heirs and assigns, forever.

AND do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

heirs and assigns, against

and

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

WITNESS my hand and seal, this *3rd* day of *June*

in the year of our Lord one thousand nine hundred and *thirty eight* and in the one hundred *forty seven* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

James M. J. Ward (L. S.)
W. B. Bruce (L. S.)
W. B. Bruce (L. S.)
W. B. Bruce (L. S.)
W. B. Bruce (L. S.)

STATE OF SOUTH CAROLINA

County of *Greenville*

Personally appeared before me *James M. J. Ward*

and made oath that he saw the within named *J. B. Bruce*

sign, seal and as witness, and deed, deliver the within written deed, and that he with *W. B. Bruce* witnessed the execution thereof.

Sworn to before me this *3rd* day of *June* A. D. 191*8* *James M. J. Ward* (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER.

County of *Greenville*

I, *W. B. Bruce*, do hereby certify

unto all whom it may concern, that Mrs. *W. B. Bruce* wife of the within named *W. B. Bruce*

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 *W. B. Bruce*

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 *3rd* day of *June* A. D. 191*8* *W. B. Bruce* (L. S.) Notary Public for S. C.

Recorded *June 10th 1918*