

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }  
DEED TO A. C. Walker  
KNOW ALL MEN BY THESE PRESENTS, That L. A. James

in the State aforesaid,  
in consideration of the sum of  
Five Hundred  
DOLLARS,  
to  
in hand paid  
at and before the sealing of these presents by A. C. Walker

(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

to A. C. Walker his heirs and assigns:  
That that piece, parcel or lot of land in the State and County aforesaid, being more or less North West of the City of Greenville being part of the lands once owned and conveyed to the following and to his heirs and assigns to wit: Beginning at a iron pin on east side of Clarendon Avenue, also Monning's corner, thence with Monning's line S. 43.50 E. 350 feet to an iron pin, thence S 46.10 E. 260 feet to an iron pin, thence N. 43.50 W. 350 feet to an iron pin on Clarendon Avenue, thence with Clarendon Avenue N. 46.10 E. 260 feet to the beginning corner, containing 2.08 ac or more or less, and in accordance with survey made by F. G. Rogers, D. S. October, 1911. Subject to the following limitations, conditions and stipulations:  
First: That said property shall be used for residential purposes and white persons only. (This does not apply to servants.)  
Second: That no residence shall be erected on this property or any portion thereof, to cost less than \$3500.00, and there shall be built a residence thereon within twelve months from the date hereof.  
Third: That the purchaser hereof, his heirs, administrators, executors, successors or assigns, shall be amenable to the sanitary rules and regulations passed by a majority of the Board of Health, purchased from the said Company.  
These conditions, stipulations and limitations are material and have material effect on the purchase price hereof, and are, therefore, conditional subsequent.  
The above described lot of land is the same conveyed to me December 15th, 1911, by Colonial Company, deed recorded in Vol. 14, page 239, in the W. M. C. office of Greenville County, South Carolina.  
As a part of the consideration hereof, the grantee, herein named, has given a mortgage on the premises, according to their terms a note for \$4,000.00, with interest from the 16th day of July, 1917, secured by a mortgage on the within land, made by the grantee herein to Carrie L. Jackson on the 16th day of July, 1912, and the mortgage is recorded in Vol. 24, page 523, which encumbrance is excepted from the above warranty herein.

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  
A. C. Walker, his  
heirs and assigns, forever.

AND I  
myself, my  
do hereby bind  
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said  
A. C. Walker, his  
heirs and assigns, against  
myself, my  
and  
heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 18th day of June  
in the year of our Lord one thousand nine hundred and seventeen and in the one hundred forty first  
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
Virginia Tally  
B. W. Morgan  
L. A. James  
(L. S.)  
(L. S.)  
(L. S.)  
(L. S.)  
(L. S.)

STATE OF SOUTH CAROLINA }  
County of Greenville }  
Personally appeared before me Virginia Tally  
and made oath that she saw the within named L. A. James  
sign, seal and as his act and deed, deliver the within written deed, and that she with  
B. W. Morgan  
witnessed the execution thereof.  
Sworn to before me this 18th day  
of June A. D. 1917 }  
B. W. Morgan (L. S.) } Virginia Tally  
Notary Public for S. C.

STATE OF SOUTH CAROLINA }  
County of Greenville }  
RENUNCIATION OF DOWER.  
I, B. W. Morgan, a Notary Public } do hereby certify  
unto all whom it may concern, that Mrs. Eva M. James  
wife of the within named L. A. James  
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  
A. C. Walker, his  
heirs and assigns, all her interests 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 18th day of June A. D. 1917 }  
B. W. Morgan (L. S.) } Mrs. Eva M. James  
Notary Public for S. C.