

Emmie M. Hicks

DEED TO R.V. DeVane

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Emmie M. Hicks

in the State aforesaid,

in consideration of the sum of Eighteen hundred (\$1800.00) Dollars, of which Six hundred fifty dollars (\$650.00) paid in cash and balance by the assuming of mortgage of eleven hundred fifty dollars to me at and before the sealing of these presents by R.V. DeVane

(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

R.V. DeVane, All that certain lot of land situate on the south side of Tindal Avenue, County and State aforesaid, known and designated as lot 43, Block B. of Eagle Park as shown on plat recorded in the R.M.C. Office for Greenville County plat book C., at page 238, and having the following metes and bounds: Beginning at an iron pipe on Tindal Avenue corner of lot 2, being 185.1 feet from Augusta Street and running thence with line of lots 2 and 3, S. 28-42, E. 156.8 feet to iron pipe corner of lot 6; thence with line of lot 6, N. 73-01, E. 50 feet to an iron pipe corner of lot 42; thence with line of lot 42, N. 24-32 W. 160.6 feet to an iron pipe on Tindal Avenue; thence with Tindal Avenue S. 63-19 W. 23 feet; thence still with Tindal Avenue S. 67-14 W. 38 feet to the beginning corner.

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 the plat above 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 subdivided so as to face any other direction than as shown on said plat.
4. No building shall be erected upon said property within twenty-five feet of the present line of Tindal Avenue.
5. No building costing less than twenty-five hundred 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

R.V. DeVane, his

heirs and assigns, forever.

This mortgage assumed as a part of the consideration bears date May 31st, 1919, in the sum of Eleven Hundred fifty dollars due one year from that date and bears interest at the rate of six per cent per annum given by Emmie M. Hicks, secured by a mortgage on the within described premises recorded in Vol. 54, at page 150 of the R.M.C. Office in and for Greenville County the assumption of said mortgage being of even date with this conveyance.

AND I do hereby bind

my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said R.V. DeVane, his

heirs and assigns, against

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

WITNESS my hand and seal, this 20th day of September

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

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Marion W. Graham, Emmie M. Hicks (L. S.)
R.E. Holroyd (L. S.)

Revenue Stamps Cancelled table with columns Dollars and Cents, value 2.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me, Marion W. Graham

and made oath that she saw the within named Emmie M. Hicks

sign, seal, and as her act and deed, deliver the within written Deed; and that she, with R.E. Holroyd witnessed the execution thereof.

SWORN to before me, this 22nd day of September 1919

R.E. Holroyd Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of

RENUNCIATION OF DOWER.

I, do hereby certify unto all whom it may concern, that Mrs.

wife of the within named 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

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 day of A.D. 191

Notary Public for S. C.

Recorded November 5th, 1919.