

J. F. Welborn DEED TO M. B. Leach

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That J. F. Welborn of the County of Greenville

in the State aforesaid, in consideration of the sum of Fifty Four hundred and Fifty (\$54.50.00) DOLLARS,

to me in hand paid

at and before the sealing of these presents by M. B. Leach

(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

M. B. Leach, all that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid just without the Corporate Limits of the City of Greenville, on the East side of Augusta Road, known and designated as lot No. 10 as shown on plat of property of Parish & Sower, by R. E. Dalton, Engineer, dated March 1919, and having the following metes and bounds, to wit:

Beginning at an iron pipe on Augusta Road 79.53 feet from the intersection of Augusta Street and Prentiss Avenue, and joint corner of lots nos. 9 and 10, and running thence along line of lot No. 9 N. 42-07 E. 173 feet to an iron pipe; thence still with line of lot No. 9 N. 40-55 E. 65.8 feet to an iron pipe on a 45 foot alley; thence with said alley S. 56-28 E. 57.8 feet to an iron pipe joint corner of 15 foot alley and alley running North from Augusta Street; thence S. 38-24 N. 75 feet to an iron pipe; thence S. 42-09 N. 173 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 N. 60.3 feet to the point of beginning

This being a lot conveyed to me by Parish & Sower by deed dated June 14th 1919. Recorded in Vol. 54 page 49. 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 this lot was conveyed to me as shown above, 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 recut nor subdivided, 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 (\$4,000.00) 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

M. B. Leach, his heirs and assigns, forever.

AND myself do hereby bind

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

myself heirs and assigns, against

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

WITNESS my hand... and seal, this 22 day of December in the year of our Lord one thousand nine hundred and nineteen and in the one hundred thirty third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. F. Bellotte, T. F. Farr, J. F. Welborn

Dollars	Cents
3	52

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me, P. E. Bellotte

and made oath that he saw the within named J. F. Welborn

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J. F. Farr witnessed the execution thereof. SWORN to before me, this 22nd day of December, A.D. 1919 P. E. Bellotte Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville RENUNCIATION OF DOWER

I, W. F. Ballentine do hereby certify

unto all whom it may concern, that Mrs. J. F. Welborn wife of the within named J. F. Welborn

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

M. B. Leach, his 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.

under my hand and seal, this 22nd day of December, A.D. 1919 Mrs. J. F. Welborn W. F. Ballentine Notary Public for S. C.

Recorded Dec. 30th 1919