

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. E. A. Pennoye,

in consideration of the sum of seven thousand (\$ 7,000.00) Dollars,

to me paid by Nonie M. Spinks

in the State aforesaid, 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 Nonie M. Spinks

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

In the sixth ward of the city of Greenville on the south side of Tindal Avenue, corner of lot number 42 as shown on plat hereinafter referred to, and running thence with line of lot number 42, S. 20-36 E. 164.5 feet to iron pipe in line of lot number 7; thence with line of lot number 7 N. 73-01 E. 50 feet to iron pipe corner of lot number 40; thence with line of lot number 40 N. 16-41 W. 155.5 feet to iron pipe on Tindal Avenue, and thence with Tindal Avenue along a curved line approximately S. 77-27 W. 101 feet to the beginning corner known as lot number 41 of Block B. on plat of Cagle Park recorded in plat Book C, page 238, and being the same lot of land conveyed to the Cagle Park Company by J. C. Haley by deed dated January 1917, and recorded in Book 46, page 65.

Subject, however, to the following restrictions which are part of the consideration of this deed, and are made for the benefit and protection of the other lots shown on the plat above referred to, which restriction 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, nor otherwise disposed of to negroes.
- 2- The said property shall not be used for any unlawful business nor 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 as shown on said plat.
- 4- No building shall be erected on said property within 20 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 appertenant to a dwelling.

The above described land is... the same conveyed to me by Mrs. Maud Rose Davis on the 7th day of January, 1919 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 51 Page 263

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 premises before mentioned unto the said Nonie M. Spinks, her heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Nonie M. Spinks, her

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

WITNESS my hand and seal, this 14th day of September in the year of our Lord one thousand nine hundred and nineteen (1919) and in the one hundred and forty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
James J. Pennoye E. A. Pennoye (SEAL.)  
C. B. Martin (SEAL.)  
(SEAL.)  
(SEAL.)  
(SEAL.)

Revenue Stamps Cancelled  
Dollars 3  
Cents

STATE OF SOUTH CAROLINA,  
Greenville County. } PERSONALLY appeared before me James J. Pennoye

and made oath that he saw the within named E. A. Pennoye

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with C. B. Martin, witnessed the execution thereof.

SWORN to before me, this 14th day of September A. D. 1919  
C. B. Martin (L. S.)  
Notary Public for S. C. } James J. Pennoye

STATE OF SOUTH CAROLINA,  
Greenville County. } RENUNCIATION OF DOWER.

I, C. B. Martin, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mathilda A. Pennoye the wife of the within named E. A. Pennoye 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 Nonie M. Spinks

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 9th day of September Anno Domini 1919  
C. B. Martin (L. S.)  
Notary Public for S. C. } Mathilda A. Pennoye

Recorded Sept 16th 1919