

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. H. M. Hester, of Greenville County

in the State aforesaid,
in consideration of the sum of Five and no/100 DOLLARS,
and other valuable considerations

to me in hand paid
at and before the sealing of these presents by J. L. Marchant

(the receipt whereof is hereby acknowledged), have Grant, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said J. L. Marchant, and his heirs and assigns, all that piece parcel or lot of land situate lying and being in the State of South Carolina, and County of Greenville, on Prentiss Avenue, and being known and designated as Lot #22 of Block D, of Eagle Park, as shown on plat recorded in Plat Book C, cut page 238, and having according to said plat, the following lines, metes and bounds to-wit: Beginning at an iron pipe on North side of Prentiss Avenue, corner of Lot #21, and running thence with line of Lot #21, S. 30-15 W. 143.4 ft. to an iron pipe on a 15 foot Alley; thence with said Alley N. 53-03 W. 5-9 ft. to an iron pipe, corner of Lot #23; thence with line of Lot #23 N. 25-55 E. 143.7 ft. to iron pipe on Prentiss Avenue; thence with said Prentiss Avenue S. 55-45 E. 26.7 ft.; thence still with said Avenue S. 53-06 E. 43.3 ft. to the beginning corner. This deed is executed subject, however, to the following restrictions, which are part of the consideration for this deed, and made for the benefit and protection of the other lots shown on the plat herein above referred to, which restrictions shall remain effective for a period of twenty years from the date of June 26th 1919, 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 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 Prentiss Avenue
- (5) No building costing less than \$2,500.00 shall be erected upon said lot or building or buildings appertaining to a dwelling. As a part of the consideration for this conveyance, the Grantor herein named does hereby assume and will pay a note and mortgage according to their terms given by P. H. Hester to Eagle Park Company for the sum of \$1,500.00 bearing date 26th day of June 1919, and recorded in said R. M. C. Office for said County and State in Volume #62 of Real-estate mortgages, at page 149, with accrued interest from June 26th 1919 at the rate of six per cent per annum.

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 J. L. Marchant, and his

heirs and assigns, forever.

AND I myself and my do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. L. Marchant, and his

heirs and assigns, against

myself and

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

WITNESS my hand and seal, this 17th day of Dec. in the year of our Lord one thousand nine hundred and twentieth and in the one hundred 44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Dixie H. Rector H. M. Hester (L. S.)
Sara Flynn (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled

Dollars	2
Cents	

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, Dixie H. Rector

and made oath that she saw the within named H. M. Hester

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with Sara Flynn witnessed the execution thereof.

SWORN to before me, this 17th day of Dec. A. D. 1919
James P. Bates (L. S.)
Notary Public for S. C. Dixie H. Rector

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, James P. Bates a Not. Pub. for S.C. do hereby certify unto all whom it may concern, that Mrs. Essie G. Hester wife of the within named H. M. Hester 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

J. L. Marchant, and 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.

GIVEN under my hand and seal, this 17th day of December, D. 1919
James P. Bates (L. S.)
Notary Public for S. C. Mrs. Essie G. Hester

Recorded February 17th 1920

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