

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That W. D. Parrish and J. C. Lower

in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable consideration DOLLARS,

to us in hand paid at and before the sealing of these presents by J. D. Garrison

(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 J. D. Garrison

All that certain piece, parcel, or lot of land situate, lying and being in the County and State aforesaid, on the W. E. side of Augusta Street, in the City of Greenville, known and designated as lot no. 1, as shown on plat of property of Parrish & Lower, by R. E. Dalton, Engineer, dated May 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book "E", page 136, and having the following metes and bounds, to wit: -

Beginning at an iron pin on the N.E. side of Augusta Street 236 feet from the intersection of Augusta Street and Trenton Avenue, joint corner lots nos. 1 and 2, and running thence with the line of lot no. 2 N. 42-07 E. 147.6 feet to an iron pin on a 15 foot alley; thence with said alley N. 53-03 W. 96.5 feet to an iron pin; thence still with said alley N. 49-05 W. 27.9 feet to an iron pin joint rear corner lot no. 1 and lot no. 1 Block "D" Cagle Park Company; thence with said lot no. 1, of Block "D" Cagle Park Company S. 47-39 W. 141.3 feet to an iron pin on Augusta Street; thence with Augusta Street 137.5 feet to the point of beginning.

Being a portion of the property conveyed to us by Cagle Park Company, by deed dated May 26th 1919, and recorded in the R. M. C. Office for Greenville County in Vol. 25, page 448.

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 plat above referred to, which restrictions shall remain in effect 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 cut nor subdivided so as to face in 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 (\$4000.00) Dollars shall be erected upon said plot, other than out buildings appurtenant to a dwelling.

For another Power to this Deed see Deed Book 87 at page 171.

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. D. Garrison, his

heirs and assigns, forever.

AND we ourselves, our do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. D. Garrison, his

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

WITNESS our hand and seal, this fourth day of March in the year of our Lord one thousand nine hundred and twenty 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
W. P. Conyers J. D. Parrish (L. S.)
Josie Dickson J. C. Lower (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Canceled

Dollars	50
Cents	7

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, Josie Dickson

and made oath that she saw the within named W. D. Parrish and J. C. Lower

sign, seal, and as their act and deed, deliver the within written Deed; and that she, with W. P. Conyers witnessed the execution thereof.

SWORN to before me, this fourth day of March A. D. 1920 Josie Dickson
W. P. Conyers (L. S.)
Notary Public for S. C.

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

I, W. P. Conyers, Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Nell G. Parrish

wife of the within named W. D. Parrish 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. D. Garrison, 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 fourth day of March A. D. 1920 Nell G. Parrish
W. P. Conyers (L. S.)
Notary Public for S. C.

Recorded March 5, 1920

END OF DOC.