

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, Austin S. Parker and George B. Goldsmith

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

to us in hand paid
at and before the sealing of these presents by W.H. Keith

(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

W.H. Keith, his heirs and assigns forever, All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on the east side of Augusta Street, in the City of Greenville, known and designated as lot No. 2, as shown on plat of property of Parrish & Gower, by R.E. Dalton, Engineer, dated May 1919, recorded in the R.M.C. office for Greenville County in Vol. E., page 136, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Augusta Street 374.3 feet from the intersect of Augusta Street and Prentiss Avenue, joint corner lots Nos. 2 & 3, and running thence with line of lot No. 3, N. 42-07 E. 160 feet to an iron pin on a 15-foot alley; thence with said alley N. 53-05 W. 138 feet to an iron pin joint rear corner lots Nos. 1 and 2; thence with line of lot No. 1, S. 42-07 W. 147.6 feet to an iron pin on Augusta Street; thence with Augusta Street S. 47-53 East 137.5 feet to the point of beginning.

Being a portion of the property conveyed to us by W.D. Parrish and T.C. Gower by deed dated March 1st, 1920, and recorded in R.M.C. Office for Greenville County, in Vol. 55, page 280.

Subject, however, to the following restrictions, which are a 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.

(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 will 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 outbuildings appurtenant to a dwelling.

It is further agreed and understood that the grantee herein assumes and agrees to pay a certain note and mortgage given by Austin S. Parker and George B. Goldsmith to W.D. Parrish and T.C. Gower of \$5700.00 with interest at 7% such assumption to date from November 4th, 1920.

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 W.H. Keith, his

heirs and assigns, forever.

AND We do hereby bind ourselves, our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W.H. Keith, his

heirs and assigns, against ourselves and

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

WITNESS our hand, seal and seal, this 4th day of November

in the year of our Lord one thousand nine hundred and twenty and in the one hundred 45th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

W.B. Ray, Geo. B. Goldsmith, (L. S.)
W.R. Watkins, Austin S. Parker (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, W.B. Ray

and made oath that he saw the within named G.B. Goldsmith & Austin S. Parker

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with W.R. Watkins witnessed the execution thereof.

SWORN to before me, this 6th day of November A. D. 1920
W.R. Watkins (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA, } (For another Dower to this deed, see deed book #34, at page 12.)
County of Greenville. } RENUNCIATION OF DOWER.

I, S.A. Burtis, Notary Public for S.C., do hereby certify unto all whom it may concern, that Mrs. Geraldine B. Parker

wife of the within named Austin S. Parker 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 W.H. Keith, 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 4th day of November A. D. 1920
S.A. Burtis (L. S.)
Notary Public for S. C. Geraldine B. Parker

Recorded November 13th, 1920

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