

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Paul H. Benson, of the County of Greenville

in the State aforesaid,

in consideration of the sum of

Five DOLLARS,
(\$5.00) Love and affection

to me in hand paid
at and before the sealing of these presents by Lucile E. Benson

(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

Lucile E. Benson,
All that certain piece, parcel or lot of land situate, lying and being about one-half thereof within and about one-half thereof without the incorporate limits of the City of Greenville, County and State aforesaid, on the west side of Capers Street, with Crescent Terrace and being known and designated upon a plat of the Poinsett Realty Company's property, made by J. E. Dalton, Esq. July, 1919, aka Lot No. 82, and having the following metes and bounds, to wit:

Beginning at a stake on the west side of Capers Street, joint corner of Lots nos. 82 and 83, and running thence along said street N. 5-41 20.50 feet to a stake on said street, at joint corner of lots 81 and 82; thence leaving said street and running S. 84-19 26.175 feet to a stake, joint corner of lots nos. 81 and 82; thence S. 5-41 E. 50 feet to stake, joint corner of Lots nos. 82 and 83; thence N. 84-19 E. 175 feet to the beginning corner.

This lot is conveyed subject to the following conditions and reservations:

- (1) The property herein conveyed, nor any part thereof, shall never be sold, rented, or otherwise disposed of to negroes.
- (2) The said property shall not be used at any time for any unlawful business or purpose, nor for any thing which would constitute a nuisance.
- (3) The property herein conveyed shall never, at any time, be sold, re-cut or subdivided so as to face in any other direction than as shown upon the plat of the parcel.
- (4) No buildings shall ever be erected upon the said property within 20 feet of the present line of the street upon which it faces.

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

Lucile E. Benson, her heirs and assigns, forever.

AND myself and my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Lucile E. Benson, her heirs and assigns, against me 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 Fifth day of March in the year of our Lord one thousand nine hundred and twenty one and in the one hundred forty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Augustus G. Hart, Paul H. Benson (L. S.)
George Corbett, (L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled
Dollars _____
Cents _____

STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me, George Corbett

and made oath that he saw the within named Paul H. Benson

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Augustus G. Hart, witnessed the execution thereof.

SWORN to before me, this 5th day of March, A. D. 1921.
Augustus G. Hart, (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

RENUNCIATION OF DOWER.

I, _____ do hereby certify unto all whom it may concern, that Mrs _____ wife of the within named _____ 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 _____

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 _____ day of _____ A. D. 1921.
(L. S.)
Notary Public for S. C.

Recorded March 5th 1921.

END OF DOC.