

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

J. J. H. Wagner, of Greenville County

in the State aforesaid,

in consideration of the sum of

Ten Dollars and other valuable consideration DOLLARS,

to me in hand paid

at and before the sealing of these presents by

George R. Koester

(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

George R. Koester and his heirs and assigns: All that certain piece, parcel, or lot of land situated lying and being just outside the corporate limits of the City of Greenville, County and State aforesaid, and being known and designated as lot # 47 on plat of Suburban Land Company, by what is known as "San Souci Villa", and according to said plat having the following metes and bounds, to wit: Beginning at an iron pin on east side of Brockman Ave., joint corner of lots # 47 and 48 and crossing thence with line of lot # 48 S. 57.25 E. 21.18 feet to an iron pin; thence S. 13.30 W. 88 feet to an iron pin, joint corner of lots # 46 and 47; thence with line of lot # 46 N. 57.25 W. 21.18 feet to iron pin on Brockman Avenue; thence with line of Brockman Ave. N. 10.30 E. 9.1 feet to the beginning corner, and being the same lot of land conveyed to me by O. D. Riddle by deed recorded in Vol. 58 at page 54.

Upon consideration however, which is part of the consideration of this deed and condition subsequent:

- 1. That no house shall be built upon this lot costing less than fifteen hundred dollars.
- 2. That this property, nor any part thereof shall be sold, rented or otherwise disposed to any person of African descent.
- 3. That no building shall be erected nearer the street than the building line shown on plat of property, which line is 25 feet from the sidewalk.

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

George R. Koester and his

heirs and assigns, forever.

AND I myself and my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises, unto the said

George R. Koester and his

heirs and assigns, against

myself my

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

WITNESS my hand and seal, this 23rd day of April 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

Claude B. Dyer J. E. Love

J. H. Wagner

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled

Dollars	1
Cents	

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me,

Claude B. Dyer

and made oath that he saw the within named

J. H. Wagner

sign, seal, and as

Ris

J. E. Love

witnessed the execution thereof.

SWORN to before me, this

April 23 A. D. 1921

Claude B. Dyer



(L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA,

County of Greenville

RENUNCIATION OF DOWER.

I, J. E. Love, a Notary Public for S. C., do hereby certify

unto all whom may concern, that Mrs. C. M. Wagner

wife of the within named J. H. Wagner

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

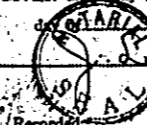
George R. Koester and his

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

April 23 A. D. 1921

C. M. Wagner



(L. S.) Notary Public for S. C.

April 23rd 1921

END OF DOC