

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Bettie S. Baker, of the County of Greenville

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

to me in hand paid
at and before the sealing of these presents by Mrs. Elvira S. Prince

(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 Elvira S. Prince and her heirs and assigns, all that piece, parcel or lot of land in Greenville Township, Greenville County and State of South Carolina, about one mile West of the corporate limits of the City of Greenville, being the north-western portion of lot No. 11 and part of lot No. 12 of Sans Souci Villa according to a plat thereof made by W.A. Adams and recorded in the office of the Register of Deeds Conveyances for said County and State in Plat Book "A" at page 510, and having the following metes and bounds, to-wit:-
Beginning at a stake one hundred and fifty-eight and one-tenth (158.1) feet from the north-west corner of Duncombe Road and Brockman Avenue, on corner of lot formerly belonging to Miss Martha L. Dean, and running thence with Brockman Avenue N. 10° 30' E. eighty-five (85) feet to a stake; thence N. 57° 25' W. two hundred and twenty-five (225) feet to a stake; thence S. 10° 30' W. eighty-five (85) feet to the north-west corner of the Martha L. Dean lot; thence with line of said Martha L. Dean's lot S. 57° 25' E. two hundred and twenty-five (225) feet to the beginning corner; this being the same lot of land conveyed to me, the said Bettie S. Baker by Sam R. Zimmerman by deed bearing date March 17, 1920, and recorded in said office on the same day in Deed Book 64, at page 44.

Upon condition, 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 (\$1500.00)
 - (2) That this property nor any part thereof shall be sold, rented or otherwise disposed of to any person of African descent.
 - (3) That no building shall be erected nearer to the street than the building line shown on plat of said property; said lot being twenty-five feet from the sidewalk.
- As a part of the consideration for the execution of this deed, the said Elvira S. Prince hereby assumes and agrees to pay a certain note executed by the said grantor to Farmers Loan and Trust Company for the sum of Two thousand dollars, dated October 5, 1920, and secured by a mortgage covering the property hereinabove described and recorded in said office in Mortgage Book 91, at page 196, together with interest on said note and mortgage from this date; the said covenant on the part of said purchaser being evidenced by her acceptance of this deed.

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 Elvira S. Prince and her
heirs and assigns, forever.

AND I do hereby bind
myself and my
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Elvira S. Prince and her
heirs and assigns, against
myself
and
heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this tenth day of November
in the year of our Lord one thousand nine hundred and twenty-two and in the one hundred eighty-seventh
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
Mary R. Nesbitt (L. S.)
Mrs. Bettie S. Baker (L. S.)
Mrs. Henry Thomas (L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled	
Dollars	50
Cents	50
Re. " "	3

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, Mary R. Nesbitt
and made oath that she saw the within named Bettie S. Baker

sign, seal, and as her act and deed, deliver the within written Deed; and that she, with
Mrs. Henry Thomas witnessed the execution thereof.
SWORN to before me, this tenth
day of November A. D. 1922 } Mary R. Nesbitt
L. C. Patterson (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville,
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. 1922 }

Notary Public for S. C. (L. S.)
Recorded December 14th 1922

END OF DOC.