

THE STATE OF SOUTH CAROLINA, County of Greenville, I, W.D. Workman of the City and County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That in the State aforesaid, Ten DOLLARS,

in consideration of the sum of Ten (\$10.00) and other valuable considerations to me in hand paid at and before the sealing of these presents by John A. Russell

(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 John A. Russell, his heirs and assigns: All that piece, parcel or lot of land,

Handwritten note: 12/13/24

situate in the City and County of Greenville on the South side of West North Street and being known and designated as Lot No. 13 on plat or property of Rush Brothers made by R.E. Dalton, Jan. 1924, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of West North Street, joint corner of lots Nos. 13 and 14 and running thence with line of lot No. 14, S. 20-04 W. 40 feet; thence S. 69-07 E. 20 feet to a point in line of Lot No. 12; thence with line of Lot No. 12, N. 20-04 E. 40 feet to an iron pin on North Street; thence with North Street N. 69-07 W. 20 feet to the beginning corner. Being a portion of the property conveyed to me by J.H. Rush by deed dated Jan. 31st, 1924 and recorded in R.M.C. Office for Greenville County in Vol. 92, at page 245.

As a part of the consideration herein above expressed the grantee herein by accepting this deed expressly assumes and promises to pay two certain notes secured by mortgage over the above described property aggregating \$5000.00 and being more fully described as follows:

1st. - A note and mortgage in the sum of \$5000.00 executed by W.D. Workman to J.H. Rush, maturing Jan. 1st, 1929 and bearing interest at the rate of six per cent per annum, payable semi-annually together with interest from July 1st, 1924, until paid. 2nd. - A note and mortgage executed by W.D. Workman to J.M. Richardson in the sum of \$3000.00 maturing Jan. 31st, 1925, bearing interest at the rate of eight per cent payable semi-annually, together with interest from July 31st, 1924, until paid.

Taxes to be prorated as of this date.

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 John A. Russell, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said John A. Russell, his 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 14th day of August in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.D. Workman (L.S.) W.A. Wallace (L.S.) Frank F. Leigh (L.S.)

Revenue Stamps Cancelled, \$ 4 and cents S.C. Stamps \$4.00

THE STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me W.A. Wallace

and made oath that he saw the within named W.D. Workman sign, seal, and as his act and deed, deliver the within written Deed; and that he with Frank F. Leigh witnessed the execution thereof.

SWORN to before me, this 14th day of August A. D. 1924 W.A. Wallace Notary Public for S.C.

THE STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER

I, Frank F. Leigh, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Lillian Withers McVenus the wife of the within named W.D. Workman 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 John A. Russell, his heirs and assigns, all her interest and estate, and also 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 14th day of August A. D. 1924 Vivian W. Workman Notary Public for S.C.

Recorded for October 16th 1924

END OF Doc.

THE STATE OF SOUTH CAROLINA, County of Greenville, KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Mills

in the State aforesaid, in consideration of the sum of Ten (\$10.00) and other valuable considerations to me in hand paid at and before the sealing of these presents by Lillian Withers McVenus

(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 Lillian Withers McVenus

All those certain lots or parcels of land, situate, lying and being on the Eastern side of Augusta Road, Greenville Township, County and State aforesaid, and being known and designated as lots Nos. 107, 108, 109, and 110 of Traxler Park as shown on plat recorded in Plat Book F, at page 114, and having in the aggregate the following metes and bounds, to-wit: Beginning at stake on the Eastern side of Augusta Road, joint corner of lots 106 and 107, and running thence with the joint line of said lots N. 55-22 E. 310.2 feet to stake in line of lot No. 155; thence S. 54-08 E. 245.75 feet to stake, corner of lot No. 151; thence with line of that lot S. 60-28 E. 57 feet to stake, corner of lot No. 114; thence along the line of lots Nos. 114 and 111 S. 53-41 W. 409.2 feet to stake on Augusta Road; thence with the Eastern side of said road N. 36-24 W. 220 feet to stake; thence still with Augusta Road N. 35-08 W. 75 feet to the point of beginning.

The above four lots are the same conveyed to me by Realty Corporation by deeds recorded in Volume 80, at page 29, 31, 36 and 37 and all of said lots are subject to the building restrictions as follows:-

- (1) No residence shall be erected upon said lot costing less than seventy-five hundred (\$7,500.00) Dollars, nor nearer to Augusta Road than fifty (50) feet. (2) The property herein conveyed, nor any part thereof, shall never be sold, rented or otherwise disposed of to any persons of African descent. (3) The land herein conveyed shall be used only for residential purposes and nothing shall be placed thereon which would constitute a nuisance or damage the adjoining lots or in any way make them undesirable for residential purposes.

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 Lillian Withers McVenus, 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 Lillian Withers McVenus, 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 14th day of October in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of L.A. Mills (L.S.) R. G. Williams (L.S.) W. D. Parrish (L.S.)

Revenue Stamps Cancelled, \$ 6 and cents

THE STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me R. G. Williams

and made oath that he saw the within named L.A. Mills sign, seal, and as his act and deed, deliver the within written Deed; and that he with W. D. Parrish witnessed the execution thereof.

SWORN to before me, this 14th day of October A. D. 1924 R. G. Williams Notary Public for S.C.

THE STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER

I, W. D. Parrish, Not. Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Lillian Withers McVenus the wife of the within named L.A. Mills 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 Lillian Withers McVenus, her heirs and assigns, all her interest and estate, and also 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 14th day of October A. D. 1924 Lillian Withers McVenus Notary Public for S.C.

Recorded for October 16th 1924

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