

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, J. W. Brown

in the State aforesaid,
in consideration of the sum of
Two hundred and fifty DOLLARS,

to me in hand paid
at and before the sealing of these presents by Charles H. Pinner

(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

Charles H. Pinner: All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, being a part of the lands of Riverside Land Company, known as "Riverside" said lot being known and designated on a plat of said lands made by Carter & Pringle, Surveyors, which plat is of record in the R.M.C. Office for Greenville County, as Lot No. 3 - 4, of Block "K", fronting 100 feet on Palmetto Avenue, and having a depth of 125 feet to an alley.

Subject, however, to the following conditions and restrictions.

- 1- That the property is not to be sold, rented or otherwise disposed of to persons of African descent.
- 2- That no liquor or ardent spirits are to be sold on said property.
- 3- That no residence shall be built on said lot to cost less than \$1500.00, but any person may use two or more lots, placing one residence thereon.
- 4- That no building shall be erected nearer the street than the building line shown on said plat which is ten feet from all streets.
- 5- That no use shall be made of the lots sold or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.
- 6- That the lay out of the lots as shown on said plan shall be adhered to and no scheme of facing lots in any other direction than that as shown on said plat shall be permitted.
- 7- The Company reserves the right to lay and place or authorize the laying or placing of electric or other street car tracks, sewer, gas, water pipes, electric conduits or pipes, telegraph, telephone and electric light poles or any other work or instrument of public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.

The lot hereinabove described is the same lot that was conveyed to Marcus G. Prince by the Riverside Land Co., by deed dated Oct. 1, 1911 and recorded in R.M.C. Office for Greenville County in Vol. 2, page 58.

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 Charles H. Pinner, his heirs and assigns, forever.

AND I myself, my Charles H. Pinner, his heirs and assigns, against

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

WITNESS my hand and seal, this 2nd day of February in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed, and delivered in the presence of J. W. Brown (L.S.)

H. W. Owens (L.S.)
W. C. Shipman (L.S.)

U. S. Stamps Cancelled, \$ and 50 Cents.
S. C. Stamps Cancelled, \$ and 50 Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, H. W. Owens

and made oath that he saw the within named J. W. Brown

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W. C. Shipman, witnessed the execution thereof

RETURN to before me, this 2nd day of February, A. D. 1924.
W. C. V. Shepherd, Notary Public for S.C.
My Commission Expires Jan. 11 - 1925.

STATE OF SOUTH CAROLINA,
County of Greenville.

I, W. C. V. Shepherd, do hereby certify

unto all whom it may concern, that Mrs. Joanna Brown wife of the within named J. W. Brown 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 Charles H. Pinner, his

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 2nd day of March, A. D. 1924.
W. C. V. Shepherd, Notary Public for S.C.
My Commission Expires Jan. 11 - 1924
Recorded Mrs. Joanna Brown. March 25th 1924

END OF DOC