

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. W. Manning

in the State aforesaid,
in consideration of the sum of Ten + 00/100 (\$10.00) DOLLARS,
and other valuable consideration

to me, in hand paid
at and before the sealing of these presents by J. Harvey Cleveland

(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

J. Harvey Cleveland:
all that certain lot or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as lot no. 20 in Block "E" of the subdivision known as Augusta Court, as shown on a plat of record in the R. M. C. Office for Greenville County, South Carolina, in the Plat Book "F", page 124 and having according to said plat, the following metes and bounds, to-wit:-
Beginning at an iron pin on the East side of Augusta Court, joint corner of Lots Nos. 19 and 20, and running thence with the joint line of said lots S. 37-57 E. 194.6 feet to an iron pin, joint corner of Lots Nos. 20 and 1; thence with the joint line of said lots N. 52-03 E. 70 feet to an iron pin, corner of Lot No. 2; thence with the line common to lots 2, 3 and 20, N. 37-57 E. 194.6 feet to an iron pin on the East side of Augusta Court; thence with said Augusta Court, S. 52-03 E. 70 feet to the point of beginning

Nevertheless, upon the following conditions, however, which conditions are part of the consideration for this deed and are expressly for the benefit of all owners of lots as shown on said plat above referred to, to-wit:

- (1) No dwelling shall be erected nearer to the abutting sidewalk than fifty (50) feet.
- (2) The facing of the lots as shown on said plat shall be strictly adhered to, however, more than one lot may be used for the purpose of erecting a dwelling.
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to Negroes or persons having any percentage of Negro blood.
- (4) No out-building shall be erected nearer to the abutting sidewalk than fifty (50) feet.

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 J. Harvey Cleveland, his

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 J. Harvey Cleveland, his

heirs and assigns, against

myself my and

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

WITNESS my hand and seal, this 7th day of November in the year of our Lord one thousand nine hundred and Twenty-four and in the one hundred fourty year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
M. D. Parrish J. W. Manning (I. S.)
A. G. Gower (I. S.)

U. S. Stamps Cancelled, \$ 1 and 00 Cents.
S. C. Stamps Cancelled, \$ 1 and 00 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, M. D. Parrish
and made oath that he saw the within named J. W. Manning

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

SWORN to before me, this 7th day of November A. D. 1924.
A. G. Gower Notary Public for S. C. M. D. Parrish.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, A. G. Gower, a notary Public do hereby certify unto all whom it may concern, that Mrs. Adair Mc Dowell Manning wife of the within named J. W. Manning 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 J. Harvey Cleveland, 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 7th day of November A. D. 1924.
A. G. Gower Notary Public for S. C. Adair Mc Dowell Manning
Recorded November 7th 1924

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