

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, THAT Wm. H. D. Garrison, J. C. Houser
and Nell H. Garrison

of the State aforesaid,
in consideration of the sum of
Five (\$5.00) Dollars and other valuable considerations DOLLARS,

to us in hand paid
at and before the sealing of these presents by Clara S. Goodwin

(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

Clara S. Goodwin, All that certain lot of land situate
in West District South of the corporate limits of
the City of Greenville on the East side of Converse
avenue, and being known and designated as Lot No.
25 of Block 111, property of Mrs. J. C. Houser as shown
on a plat made by J. C. Houser July, 1923, and
recorded in the S. M. C. office for Greenville County
in Plat Book 3 at page 136 and having the following
notes and bounds, to-wit:

Beginning at a stake on the East side of Converse
avenue at corner of Lot No. 24 and running thence
with the line of Lot No. 21 S. 62-50 E. 180 feet to
stake thence with line of Lot No. 22 S. 27-10 N. 40
feet to stake thence with line of Lot No. 25 N.
62-50 W. 180 feet to stake on Converse Avenue, thence
with Converse Avenue N. 27-10 E. 40 feet to beginning
point, being one of the lots conveyed by deed
to H. D. Garrison, J. C. Houser and W. H. Chandler
by deed recorded in S. M. C. office for Greenville
County, Volume 90, page 35, the interest of W. H. Chandler
being subsequently conveyed to Nell H. Garrison by
deed recorded in the office of S. M. C. for Greenville
County in Volume 91, page 139.

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

- (1) No building shall be erected near to the
abutting sidewalk than thirty (30) feet.
- (2) The property herein conveyed shall never be sold
rented or otherwise disposed of to a person, or persons,
having any percentage of "negro" blood.
- (3) The property herein conveyed shall never be
used for other than residential purposes, and no
residence costing less than thirty-five hundred (\$3500.00)
dollars shall ever be erected thereon.

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 Clara S. Goodwin
her
heirs and assigns, forever.

AND we
Wm. H. D. Garrison, J. C. Houser do hereby bind
ourselves, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Clara S. Goodwin
her
heirs and assigns, against
all and
heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hands and seal, this eighteenth day of June
in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred forty-eighth
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
W. H. Middleton W. H. D. Garrison (L. S.)
J. C. Houser J. C. Houser (L. S.)
Nell H. Garrison (L. S.)

U. S. Stamps Cancelled, \$ 1 and 50 Cents.
S. C. Stamps Cancelled, \$ 1 and 50 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, W. H. Middleton
and made oath that he saw the within named W. H. Garrison, J. C. Houser
and Nell H. Garrison

W. H. Garrison sign, seal, and as their act and deed, deliver the within written Deed; and that he, with
W. H. Garrison witnessed the execution thereof
SWORN to before me, this 18th day of June, A. D. 1924
W. H. Garrison Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER
I, A. G. Houser Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Louise C. Houser
wife of the within named J. C. Houser
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 compul-
sion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Clara S. Goodwin, her
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 19 day of June, A. D. 1924
Louise C. Houser Notary Public for S. C.
Recorded February 20th 1925

END OF DOC

FOR FORM... TO THIS DEED SEE DEED
FORM X-4 AT PAGE 183