

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. F. Lee of Greenville County

in the State aforesaid

in consideration of the sum of Five (\$5.00) Dollars,

and other valuable considerations,
to me paid by J. F. Mathis

in the State aforesaid, 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. F. Mathis his heirs and assigns

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina

near the Laurens Road and East of the City of Greenville, situated as parts of lots 2 and 3 of the subdivision of lots as shown by plat recorded in plat book 3, page 2, having the following metes and bounds, to-wit: Beginning at a stake on Beechwood Avenue, on line of lot no. 13 and thence 30 feet West of corner of lots 2 and 13 and running thence with Beechwood Avenue and with lines of lots 2 and 3 55 feet to a stake corner of lots 11 and 12, thence with line of lot 11 and 32 feet to a stake, thence 55 feet with rear line of lot no. 12, 65 feet to a stake, thence in a straight line approximately 53 feet to the beginning. This boundary includes all of lot no. 12, except a small triangle with base of 18 feet on rear line of lot no. 12 and adjoining lot no. 13, and said boundary also includes a small triangle which is part of lot no. 3, adjoining lot no. 2 and with a base of 3 feet on Beechwood Avenue.

This conveyance is made subject to the conditions and restrictions which are hereby declared conditions subsequent, that said property shall be used only for residential purposes, that no building shall be erected thereon costing less than \$500 or nearer than 25 feet from the inside line of the sidewalk, and that said property shall not be sold, leased or otherwise disposed of to persons of African descent.

The above described land is the same conveyed to me by Chas. M. McKee on the 15th day of March, 1922, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 43, Page 512. 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 premises before mentioned unto the said J. F. Mathis, 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 J. F. Mathis, his

heirs and assigns, against me and my heirs, and every other

person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 18th day of February in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and forty fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
A. P. Dubose G. B. Lee (SEAL)
J. D. Pateat (SEAL)
(SEAL)
(SEAL)

S. C. Revenue Stamps Canceled, \$ 7 and 00 Cents.
U. S. Revenue Stamps Canceled, \$ 3 and 50 Cents.

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me J. D. Pateat

and made oath that he saw the within named G. B. Lee

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with A. P. Dubose witnessed the execution thereof.

SWORN to before me, this 18th day of February, A. D. 1926.
A. P. Dubose (L. S.)
Notary Public for S. C. J. D. Pateat

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER.

I, A. P. Dubose, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Willie Lee, the wife of the within named G. B. Lee, 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. F. Mathis, 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 18th day of February, Anno Domini 1926.
A. P. Dubose (L. S.)
Notary Public for S. C. Mrs. Willie Lee

Recorded Feb. 24th at 3:35 p.m. 1926