

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT W. E. Bowen and J. R. Bryson

in the State aforesaid,
in consideration of the sum of
Five DOLLARS,

and other valuable consideration

in hand paid

to and between the within of these presents to Wade H. Batson

we hereby warrant a heavy acknowledgment have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

Wade H. Batson, his heirs and assigns forever, the following described property:
All that certain piece, parcel and lot of land situate, lying and being in the County of Greenville, State of South Carolina, in a subdivision known as Traxler Park, and designated as Lot No. 112 in a plat thereof which is of record in the office of the Register of Mesne Conveyances for said County in Plat Book F, at pages 114 and 116, and being more particularly described as follows, to-wit:
Beginning at a point on the Augusta Road, joint corner of lots Nos. 112 and 113, and running thence with line common to said lots N. 84-C E. 270.7 feet to joint corner of said lots in line of lot No. 114; thence with line common to lots Nos. 113 and 114, S. 2-40 E. 366.8 183.8 feet to joint corner of lots last named in Park Drive; thence with Park Drive S. 78-08 W. 121 feet; thence with Park Drive and Augusta Road 60 feet; thence with Augusta Road 42 feet to the beginning corner.
Subject to, and upon the following conditions and restrictions, which are expressly for the benefit of all persons owning lots - one or more - in said subdivision:

1. This property or any part thereof shall never be sold, rented, or otherwise disposed of to any person having any percentage of negro blood.
 2. No liquor or ardent spirits shall ever be sold on said premises.
 3. The property shall be used only for residential purposes and no use shall ever be made thereof which would constitute a nuisance or injure the value of neighboring lots.
 4. No dwelling house costing less than \$6,500.00 shall be erected on said property, nor shall any building be erected nearer Augusta Road or Park Drive than 60 feet.
 5. The grantor reserves the right to lay and place or to authorize the laying and placing of street car tracks, sewers, gutters, paving and pipes, the erection of telephones, telegraph and electric light wires and poles, and the placing of any other public utility in or along any of the streets and roadways, without liability to compensate any lot owner.
- Being the same lot as conveyed to us by the Norwood National Bank, Trustee by deed dated May 11, 1921, recorded in office of the R.M.C. in Vol. 80, page 143.

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 Wade H. Batson, his

heirs and assigns, forever.

AND we ourselves, our do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Wade H. Batson, his

heirs and assigns, against us and our

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

WITNESS our hand, S and seal, S, this 16th day of December in the year of our Lord one thousand nine hundred and Twenty-six and in the one hundred year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
Marie Compton W. E. Bowen (L. S.)
W. B. Bryson J. R. Bryson (L. S.)
(L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ _____ and _____ Cents.
S. C. Stamps Cancelled, \$ 4 and 00 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, Marie Compton

and made oath that S he saw the within named W. E. Bowen and J. R. Bryson

W. B. Bryson sign, seal, and as their act and deed, deliver the within written Deed; and that S he, with W. B. Bryson witnessed the execution thereof.

SWORN to before me, this 16th day of December A. D. 1926.
W. B. Bryson (L. S.)
Notary Public for S. C. Marie Compton

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER
I, Marie Compton, do hereby certify

unto all whom it may concern, that Mrs. Ruth R. Bryson wife of the within named J. R. Bryson 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 Wade H. Batson, 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 16th day of December A. D. 1926.
Marie Compton (L. S.)
Notary Public for S. C. Ruth R. Bryson

Recorded Dec. 29th, at 4:40 P.M. 1926.

END OF DEED