

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That *J. Milla Nix Farris*

In the State aforesaid, in consideration of the sum of *Ten* DOLLARS,

and other considerations

to *me* in hand paid at and before the sealing of these presents by *M. S. Farris*

(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 *M. S. Farris, one-half interest in that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the corporate limits of the City of Greenville S. C., on Prentiss Avenue, known and designated as a portion of lot No. 4 Block H. of the O.P. Mills property according to a plat of same recorded in R.M.C. Office for Greenville County in Plat Book "C", page 176, and having, according to said plat, the following notes and bounds*

to-wit:- Commencing at an iron pipe on the south side of Prentiss Avenue, corner of lot No. 5, and 213.9 feet from the east side of Elm Street; thence along line of lot No. 3, S. 44-53 E. 170 feet to iron pipe; thence along rear, N. 45-27 E. 72 feet to iron pin on line of lot No. 5; thence with line of lot No. 5, N. 44-53 W. 170 feet to an iron pipe on the south side of Prentiss Avenue; thence along the south side of Prentiss Avenue S. 45-27 W. 72 feet to the beginning corner.

Subject, however, to the following conditions and restrictions which shall accrue to the benefit of the adjacent property owners:

1. That no part of said lot shall be sold, parted or otherwise disposed of to any person or persons of African descent.
2. That no dwelling other than outhouses shall be erected upon said lot costing less than the sum of Thirty-five hundred (\$3500.00) Dollars.
3. That no building shall be erected upon said lot which does not conform to the building line, which is a distance of thirty-five feet from the property line.
4. That no building now erected or which shall hereafter be erected upon said lot shall ever be used for any mercantile, or for any other than residential purposes.

The above described land is the same conveyed to me by *Mrs. S. G. Mills* on the *30* day of *September* 192*4*, deed recorded in office of Register of Meane Conveyance for Greenville County, in Book *96* Page *102*.

TOGETHER with, all and singular, the rights, member, 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 *M. S. Farris*, heirs, and assigns, forever.

AND *I myself, my* do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

M. S. Farris, his heirs and assigns, against *myself, my* heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

Signed, Sealed and Delivered in the Presence of *Marion Fryfogle* *Milla Nix Farris* (L. S.) *W. B. Anthony* (L. S.) (L. S.) (L. S.)

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

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me *Marion Fryfogle* and made oath that *she* saw the within named *Milla Nix Farris*

sign, seal, and as *her* act and deed, deliver the within written Deed; and that *she*, with *W. B. Anthony* witnessed the execution thereof.

SWORN to before me, this *18th* day of *June* A. D. 192*4*. *W. B. Anthony* Notary Public for S. C. *Marion Fryfogle*

STATE OF SOUTH CAROLINA, County of Greenville. *Grantee wife of Deator.* RENUNCIATION OF DOWER. I, _____ do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named _____ 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 _____ 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 _____ day of _____ A. D. 192*4*. (L. S.) Notary Public for S. C.

Recorded *June 20th at 10:40 A.M. 1925*

END OF U