

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, Paul D. Patrick, Individually and as Executor under the will of S. D. Patrick, Deceased, R. Reid Patrick, Lizzie S. Patrick and B. Craig Patrick

in the State aforesaid, in consideration of the sum of Ten DOLLARS, and other valuable considerations

to me in hand paid at and before the sealing of these presents by Sophie J. Roswell

(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

Sophie J. Roswell.  
All that certain piece, parcel or lot of land situated, lying and being in the County and State aforesaid, in the subdivision known as Sans Souci Villa, according to a plat recorded in the R. M. C. office for Greenville County in Plat Book "A", page 516, situate on Perry Road, (formerly Furman Road), and being a portion of lot No. 38 in said subdivision, according to plat above referred to, and having the following meter and bounds according to a recent survey made by W. D. Nerey, Eng'r. to-wit: Beginning at an iron pin on Perry Road, corner of lot No. 37, and running thence with line of lot No. 37 N. 57-30 W. 130 feet to a pin; thence N. 10-15 E. 64 feet and 4 inches to a pin, corner of lot now or formerly owned by Fleming; thence with line of his lot S. 15 E. 15 E. 137 feet to an iron pin on Perry Road; thence with said Perry Road, S. 16 W. 60 feet to the beginning corner.

Upon condition, however, which is a part of the consideration for this deed, and a condition subsequent:

1. That no house shall be erected upon this lot costing less than \$2000.00.
2. That this property nor any part thereof shall be sold, rented or otherwise disposed of to any person or persons of African descent.
3. That no building shall be erected nearer to the street than the building line shown on the plat of said property, said line being twenty-five feet from the sidewalk.

See Deed Book 8 of at Page 366

The above described land is... the same conveyed to me by... on the... day of... 192... deed recorded in office of Register of Meigs Conveyance for Greenville County, in Book... Page... 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 Sophie J. Roswell, her heirs, and assigns, forever.

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

Sophie J. Roswell, her heirs and assigns, against ourselves and ours heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal, this 24th day of June in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of	as to <u>Patrick</u>	<u>P. D. Patrick</u> (L. S.) <i>Individually as executor.</i>
<u>E. H. Beckman</u>		<u>R. Reid Patrick</u> (L. S.)
<u>St. B. McLoall</u>		<u>Lizzie S. Patrick</u> (L. S.)
<u>St. H. Glenn</u>		<u>B. Craig Patrick</u> (L. S.)
<u>W. L. Hullick</u>		

U. S. Stamps Cancelled, \$ 1 and - Cents.  
S. C. Stamps Cancelled, \$ 2 and - Cents.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me E. H. Beckman and made oath that he saw the within named P. D. Patrick, individually as executor

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with St. B. McLoall witnessed the execution thereof.  
before me, this 24th day of June A. D. 1925.  
E. H. Beckman Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER. I, St. B. McLoall, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Blanche J. Patrick wife of the within named P. D. Patrick 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 Sophie J. Roswell, 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 24th day of June A. D. 1925.  
St. B. McLoall (L. S.)  
Notary Public for S. C.  
Recorded June 30th at 10:00 A.M. 1925

END OF DEED