

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, J. P. Simmons

In the State aforesaid, In consideration of the sum of

Four and other valuable considerations DOLLARS,

to me In hand paid at and before the sealing of these presents by J. P. Ballenger

(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. P. Ballenger his heirs and assigns, All that certain piece parcel or lot of land situated lying in Greenville Township State and County aforesaid located on N. W. side of Smith Avenue near Greenville S. C. commencing at an iron pin two hundred and nine feet from Laurens Road, corner of lot 60. thence N. W. direction one hundred and nineteen feet to iron pin on line of lot no. 59; thence in a western direction fifty feet, thence along line of lots no. 61 and no. 62 one hundred and sixteen feet to an iron pin on Smith Avenue; thence in a northwesterly direction along Smith Avenue fifty feet to an iron pin the beginning corner known as lot no. 61 in plat East Park Block recorded in R. M. C. Office for Greenville County in Deed Book A at page 388.

This being the same property conveyed to Pearl Smith (by deed dated October 1st 1913 and recorded in office of R. M. C. for Greenville County in vol. 23 at page 482.

This transfer is made upon condition however which is a part of the considerations of this deed that the purchaser nor the grantee or grantees, heirs or assigns shall not sell rent or otherwise dispose of the above described property to a person or persons of African descent which condition is hereby declared to be a condition subsequent.

J. P. Ballenger is to assume a mortgage of eleven hundred (\$1100.00) dollars now on place above described held by Building & Loan Association

The above described land is the same conveyed to me by M. A. Lister on the 23rd day of April 1925 deed recorded in office of Register of Means Conveyance for Greenville County, in Book 44 Page 254 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 J. P. Ballenger, his heirs, and assigns, forever.

AND myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. P. Ballenger, his heirs and assigns, against

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

WITNESS my hand and seal, this 7th day of July in the year of our Lord one thousand nine hundred and twenty five and in the one hundred and thirty fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Bessie Massingale, D. B. Leatherwood, J. P. Simmons (L. S.) (L. S.) (L. S.) (L. S.)

U. S. Stamps Cancelled, \$ 2 and 00 Cents. S. C. Stamps Cancelled, \$ 4 and 00 Cents

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Bessie Massingale

and made oath that she saw the within named J. P. Simmons

sign, seal, and as D. B. Leatherwood act and deed, deliver the within written Deed; and that she, with D. B. Leatherwood witnessed the execution thereof.

SWORN to before me, this 7th day of July A. D. 1925 D. B. Leatherwood (L. S.) Notary Public for S. C.

Bessie Massingale

STATE OF SOUTH CAROLINA, County of Greenville.

RENUNCIATION OF DOWER.

I, D. B. Leatherwood, Notary Public, S. C. do hereby certify

unto all whom it may concern, that Mrs. Margie Simmons wife of the within named J. P. Simmons 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. P. Ballenger, 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 7th day of July A. D. 1925 D. B. Leatherwood (L. S.) Notary Public for S. C.

Margie Simmons

Recorded July 23rd at 4:25 P.M.

END OF 1