

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That *J. M. Crosswell*

In the State aforesaid, in consideration of the sum of *two (\$2.00) dollars and other valuable considerations* DOLLARS,

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

(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. M. Harris: All that certain lot or parcel of land situate, lying and being partly within and partly without the corporate limits of the City of Greenville, County and State aforesaid, for the north-east side of Augusta Street, and being known and designated as lot no. 6 of the Parish & house property as shown on plat recorded in the C. M. O. office for Greenville County in Plat Book "C" page 136, and having according to said plat the following meter and bounds to-wit: Beginning at an iron pin on the northeast side of Augusta Street, joint corner of lots nos. 6 and 7; thence with joint line of said lots 22.42 - 07 E. 207.6 feet to an iron pin on an alley; thence with said alley N. 73-24 W. 24.1 feet to an iron pin; thence still with alley N. 71-45 W. 25 feet to an iron pin, corner of lot No. 5; thence with line of that lot S. 42-07 W. 180.2 feet to an iron pin on Augusta Street; thence with Augusta Street S. 47-53 E. 60 feet to the beginning corner.*

Subject however to the following restrictions which are part of the consideration for this deed and are made for the benefit and protection of the other lots shown on the plat above referred to, which restriction shall remain effective for a period of twenty (20) years from the date of this deed, to-wit-

- (1) The property herein conveyed nor any part thereof shall not be sold, rented or otherwise disposed of to negroes.
- (2) The property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut nor subdivided as to face any other direction than as shown on said plat.
- (4) No building shall be erected upon said property within thirty-five (35) feet of the present line of Augusta Street.
- (5) No building costing less than four thousand (\$4,000.00) dollars shall be erected upon said lot other than out-buildings appurtenant to a dwelling.

The above described land is the same conveyed to me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 192\_\_\_\_, deed recorded in office of Register of Means 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 *J. M. Harris, his* heirs, and assigns, forever.

AND *I* myself and my heirs, executors and administrators, do hereby bind warrant and forever defend, all and singular, the said premises unto the said *J. M. Harris, his* heirs and assigns, against me, my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal this *28th* day of *June* in the year of our Lord one thousand nine hundred and *twenty-four* and in the one hundred *forty-eighth* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of *H. O. Trammell Jr.* *J. M. Crosswell* (L. S.) *J. R. Sills* (L. S.) (L. S.) (L. S.) (L. S.)

U. S. Stamps Cancelled, \$ *3* and *20* Cents. S. C. Stamps Cancelled, \$ *3* and *20* Cents.

STATE OF SOUTH CAROLINA, County of Greenville, *Fullton* PERSONALLY appeared before me *H. O. Trammell Jr.*

and made oath that he saw the within named *J. M. Crosswell*

*J. R. Sills* sign, seal, and as his act and deed, deliver the within written Deed; and that he, with \_\_\_\_\_ witnessed the execution thereof.



SWORN to before me, this *28th* day of *June* A. D. 192*4*. *Frank J. Shipp* (L. S.) *H. O. Trammell Jr.* (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville, *Fullton* RENUNCIATION OF DOWER.

I, *Frank J. Shipp* do hereby certify unto all whom it may concern, that *Margaret A. Crosswell* wife of the within named *J. M. Crosswell* 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 of fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named *J. M. Harris*



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 *28th* day of *June* A. D. 192*4*. *Frank J. Shipp* (L. S.) *Margaret A. Crosswell* (L. S.)

Recorded *Aug 6th* 192*7* at *Six* o'clock *A.M.*

END OF DEED