

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

*J. A. Howard*

in the State aforesaid,

in consideration of the sum of

*Five hundred and thirty dollars* DOLLARS,

in hand paid

to *J. A. Howard*

at and before the sealing of the presents by

*J. A. Howard*

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. A. Howard* all that parcel, parcel or lot of land in Greenville County, State of South Carolina, lying and being partly within and partly without the corporate limits of the City of Greenville, County and State aforesaid, on the north side of Augusta Street, and being known and designated as lot no. 9 of the Parish and sewer District as shown on plat recorded in the R.M.C. Office of Greenville County in Plat Book "C" page 126, and having according to said plat the following metes and bounds, to-wit:

beginning at an iron pin on the north side of Augusta Street, point corner of lots nos. 6 and 7, thence with point line of said lot no. 6 207.6 feet to an iron pin on an alley; thence with said alley no. 18-24, 27, 31.1 feet; thence still with Alley no. 18-24, 27, 31.1 feet to an iron pin, corner of lot no. 8; thence with line of that lot no. 8 182.2 feet to an iron pin on Augusta Street; thence with Augusta Street S. 47-53 E. 50 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 restrictions shall remain effective for a period of 25 years from the date of this deed, to-wit:

1. The property herein conveyed nor any part thereof shall not be sold, or otherwise disposed of to negroes.
2. The said 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 or subdivided as far 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 *D. St. Lee* on the *10th* day of *August* 1927, deed recorded in office of Register of Meuse Conveyance for Greenville County, in Book *124* Page *365* 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. A. Howard, his* 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 *J. A. Howard* his *myself* heirs and assigns, against heirs, and against every person whomsoever lawfully claiming or to claim the same, for any part thereof.

WITNESS *my* hand and seal, this *3rd* day of *October* in the year of our Lord one thousand nine hundred and *twenty-seven* and in the one hundred *and* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

*S. C. Kising* *D. M. Howard* (L. S.)  
*C. H. Falley* (L. S.)  
(L. S.)  
(L. S.)  
(L. S.)

U. S. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ Cents.  
S. C. Stamps Cancelled, \$ *10.* and *00.* Cents.

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
PERSONALLY appeared before me *S. C. Kising* and made oath that he saw the within named *D. M. Howard*

*C. H. Falley* sign, seal, and as *his* act and deed, deliver the within written Deed; and that he, with *C. H. Falley* witnessed the execution thereof.

SWORN to before me, this *3rd* day of *October* A. D. 1927  
*C. H. Falley* (L. S.)  
Notary Public for S. C. *S. C. Kising*

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
I, *C. H. Falley* do hereby certify unto all whom it may concern, that Mrs. *Bess Jones Howard* wife of the within named *D. M. Howard* 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. A. Howard, 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 *3rd* day of *October* A. D. 1927  
*C. H. Falley* (L. S.)  
Notary Public for S. C. *Bess Jones Howard*

Recorded *October 4th* 1927 at *11:10* o'clock *P.M.*

END OF DEED