

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE, *Beattie M. Lawton, Nan Sloan and Clois V. Sloan.*

Whereas *Beattie M. Lawton and J. D. Potat*, on the 5th day of *March*, 1926, conveyed to J. D. Potat, as Trustee, certain lands in the County and State aforesaid, the deed to which is recorded in the R. M. C. office for Greenville County in Volume 124, at Page 300; and Whereas, the said deed among other things provides that the said J. D. Potat, as Trustee shall sell and convey the said lands as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and Whereas, the said lands have been subdivided into lots or tracts as is shown by a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book G, at Page 80 for the purpose of selling same. Now, therefore, KNOW ALL MEN BY THESE PRESENTS, That I, J. D. Potat, as Trustee, in the State aforesaid, pursuant to the authority contained in said deed and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, to me in hand paid at and before the sealing of these presents by the Grantee hereinafter named, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto *Ellie Walden and Thasius S. Ballard*

All that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, near the Geer Highway on *River Way* and being known and designated as Lot No. *192*

of the Pioneer Park property as shown on a plat recorded in Plat Book G, at Page 80, 82 R. M. C. office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the intersection of River Way and Howard Street and running thence with Howard Street N. 2-24 E. 175 feet to an iron pin on the 2d foot Alley, thence with said Alley N. 87-56 W. 100 feet to an iron pin, thence S. 2-04 W. 175 feet to an iron pin on the North side of River Way, thence S. 85-53 E. 50 feet to an iron pin, thence S. 87-56 E. 50 feet to the beginning of the lot with the street land directly in front of said lot on Howard Street situated on the Southern side of River Way and the Northern bank of South Saluda River, as shown by plat.

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 Premises before mentioned unto the said *Ellie Walden and Thasius S. Ballard*

Nevertheless, with the following restrictions, which restrictions are expressly for the benefit of all owners of lots on plat above referred to, to-wit:

- (1) No building shall be erected nearer to the street on which it fronts than *20* feet.
(2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to a person or persons, having any percentage of Negro blood.
(3) The property herein conveyed shall never be used for other than residential purposes.
(4) No surface closets shall be erected or used upon said premises.

And I do hereby bind myself, my successors and assigns, to warrant and forever defend all and singular the said Premises unto the said *Ellie Walden and Thasius S. Ballard* Heirs and Assigns, against myself and my successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS my hand and seal, this *20th* day of *June* in the year of our Lord one thousand nine hundred and *twenty-six* and in the one hundred and *fiftieth* year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of *Eugene Bryant* and *John L. Plyler* } *J. D. Potat* (L. S.) As Trustee

S. C. Stamps Cancelled, \$ *2* and *00* cents.

THE STATE OF SOUTH CAROLINA, *Greenville* County. PERSONALLY appeared before me *Eugene Bryant* and made oath that he saw the within named J. D. Potat, as Trustee, *John L. Plyler* act and deed deliver the within written deed, and that he with *John L. Plyler* witnessed the execution thereof.

Sworn to before me, this *20th* day of *June* A. D. 192*6* } *Eugene Bryant* Notary Public for South Carolina. (L. S.) Recorded *July 14th* 192*6* at *3:35* o'clock, *P. M.*

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THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE, *and Clois V. Sloan.*

Whereas *Beattie M. Lawton and J. D. Potat*, on the 5th day of *March*, 1926, conveyed to J. D. Potat, as Trustee, certain lands in the County and State aforesaid, the deed to which is recorded in the R. M. C. office for Greenville County in Volume 124, at Page 300; and Whereas, the said deed among other things provides that the said J. D. Potat, as Trustee shall sell and convey the said lands as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and Whereas, the said lands have been subdivided into lots or tracts as is shown by a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book G, at Page 80 for the purpose of selling same. Now, therefore, KNOW ALL MEN BY THESE PRESENTS, That I, J. D. Potat, as Trustee, in the State aforesaid, pursuant to the authority contained in said deed and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, to me in hand paid at and before the sealing of these presents by the Grantee hereinafter named, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto *Luemilla C. Ballard*

All that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, near the Geer Highway on *Lake Drive* and being known and designated as Lot No. *230*

of the Pioneer Park property as shown on a plat recorded in Plat Book G, at Page 80, 82 R. M. C. office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Lake Drive west corner of Lot No. 229 and running thence N. 11-23 E. 174 feet to an iron pin, thence N. 78-45 E. 153.5 feet to an iron pin, thence S. 87-34 E. 45.4 feet to an iron pin, thence S. 27-28 W. 225.4 feet to an iron pin on the North side of Lake Drive, thence with said Lake Drive N. 78-33 W. 100 feet to the beginning of my subject parcel, to the East line right of way of the City of Greenville over the rear of said lot.

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 Premises before mentioned unto the said *Luemilla C. Ballard*

Nevertheless, with the following restrictions, which restrictions are expressly for the benefit of all owners of lots on plat above referred to, to-wit:

- (1) No building shall be erected nearer to the street on which it fronts than *20* feet.
(2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to a person or persons, having any percentage of Negro blood.
(3) The property herein conveyed shall never be used for other than residential purposes.
(4) No surface closets shall be erected or used upon said premises.

And I do hereby bind myself, my successors and assigns, to warrant and forever defend all and singular the said Premises unto the said *Luemilla C. Ballard* Heirs and Assigns, against myself and my successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS my hand and seal, this *15th* day of *June* in the year of our Lord one thousand nine hundred and *twenty-six* and in the one hundred and *fiftieth* year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of *Eugene Bryant* and *John L. Plyler* } *J. D. Potat* (L. S.) As Trustee

S. C. Stamps Cancelled, \$ *2* and *00* cents.

THE STATE OF SOUTH CAROLINA, *Greenville* County. PERSONALLY appeared before me *Eugene Bryant* and made oath that he saw the within named J. D. Potat, as Trustee, *John L. Plyler* act and deed deliver the within written deed, and that he with *John L. Plyler* witnessed the execution thereof.

Sworn to before me, this *15th* day of *June* A. D. 192*6* } *Eugene Bryant* Notary Public for South Carolina. (L. S.) Recorded *July 20th* 192*6* at *10:00* o'clock, *P. M.*

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