

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five DOLLARS, and other good and valuable considerations,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee, hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto B. R. O'Neal

all that piece, parcel or lot of land situated lying and being in the Township of Greenville, County of Greenville, State of South Carolina, about one mile South of the corporate limits of the City of Greenville, being known and designated as Lot No. 292 on a sub-division of plat known as Surber Trk, which plat is recorded in the office of the R. E. Dalton of Greenville County, Plat Book F, Page 114 and running according to said plat the following Delta course and distances: Plat made by R. E. Dalton & E. E. Dal March 1923.

Beginning at an iron pin on the north side of Rock Creek Drive, joint corner of lots 292 and 293, and running thence with said joint line North 25-23 West 250 feet to a stake; thence North 67-34 East 70 feet to a stake; thence with joint line of lots 292 and 291 South 25-55 East 27-26 feet to an iron pin on the north side of Rock Creek Drive; thence with said drive as the line South 59-17 West 70.3 feet to the beginning corner. The grantor agrees that for the above considerations herein named to place four all cost side walks and gutter curbing in front of the above lot # 292.

For value received, D. J. Smith, the owner and holder of the Note and Mortgage executed to me by the Realty Corporation dated July 1, 1915, recorded in Mortgage Book 44, page 112, to secure the sum of \$2800.00 do hereby release the within described lot of land from the lien of said mortgage. Witness my hand and seal this the 28th day of April, 1924. D. J. Smith (L.S.)

In presence of E. B. Quercash & L. M. Mahon.

State of South Carolina
County of Greenville

Personally appeared before me D. B. Quercash who on oath says that he saw the within named D. J. Smith sign, seal and as his act and deed deliver the above release, and that he with L. M. Mahon witnessed the due execution thereof. D. B. Quercash (L.S.)

Sworn to and subscribed before me this 29th day of April, 1924. L. A. Gullick Notary Public for South Carolina

Recorded Oct 28th at 10:20 A.M. 1924

Nevertheless upon the following restrictions, which are expressly for the benefit of all persons owning lots in said subdivision, to wit: 1. This property or otherwise disposed of to any person having any percentage of Negro blood. 2. No liquor orardent spirits, shall ever be sold on said premises. 3. The property shall be used only for residential purposes and no use shall be made thereof which would contribute a nuisance or inure to the value of neighboring lots. 4. No dwelling house costing less than \$3500.00 shall be erected on said property, nor shall any building be erected thereon to Rock Creek Drive right to fifty feet. 5. The grantor reserves the right to lay and place, or authorize the laying and placing of street cars, tracks, conduits, gas and pipes, the erection of telephone or any other public utility in or along any of the road ways without liability to compensate any lot owner.

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 grantee, hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee, hereinafter named, and

heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the twenty four day of April in the year of our Lord one thousand nine hundred and twenty four and in the one hundred and forty seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D. B. Quercash & C. J. McLary Realty Corporation by D. B. Quercash & Adrian C. McManus Sec. S. C. Revenue Stamps Cancelled, \$ 1.35 and 25 cents.

STATE OF SOUTH CAROLINA, County of Greenville PERSONALLY appeared before me D. B. Quercash and made oath that he saw D. B. Quercash as President and Adrian C. McManus as Secretary of Realty Corporation a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with C. J. McLary witnessed the execution thereof.

SWORN to before me, this 29th day of April, A. D. 1924. D. B. Quercash L. A. Gullick (SEAL) Notary Public for South Carolina

Recorded Oct 28th 1924, at 10:20 o'clock, A M.

For a release to this deed see Book Book 111 Page 338

END OF DEED