

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

W. C. McDaniel

in the State aforesaid.

In consideration of the sum of

and other valuable considerations

Dollars,

to *me* paid by

Julia E. Charles

in the State aforesaid, 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

Julia E. Charles

All that piece, parcel or lot of land in

Greenville

Township, Greenville County, State of South Carolina.

known as lot 113 on plat of property of W. C. McDaniel made by Kaplan & Davis, Engineers, in 1926 said plat recorded in Office of R. M. C. for said County, in Book 14, page 102, said lot having the following courses and distances according to said plat:

Beginning at an iron pin on the east side of James Avenue, corner of lot 112, (which pin is 6 1/2 feet north of the proposed extension of Tindel Avenue) and surmounting thence with line of lot 112 E. 89-17 1/2 feet to iron pin in line of other property of W. C. McDaniel; thence with line of lot 112 E. 143 feet to iron pin corner of lot 114; thence with line of said lot N. 89-08 1/2 feet to iron pin in James Avenue; and thence with James Avenue E. 11-16 1/2 feet to the beginning corner.

It is understood and agreed that taxes for 1928 shall be prorated and that the grantor shall pay the first installment of paving assessments against said lot.

This conveyance is made subject to the following building restrictions:

- 1- No building shall be built within 25 feet of property line of James Avenue.
- 2- Property herein conveyed is never to be sold, rented or otherwise disposed of to any person of African descent.
- 3- Grantee herein agrees to construct on said lot a dwelling house costing not less than \$4000.
- 4- No building shall be constructed on said lot other than for residential purposes.

The above described land is the same conveyed to me by *W. C. McDaniel* on the *11th* day of *April* 1928 recorded in office of Register of Mesne Conveyance for Greenville County, in Book *117* Page *182* 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 *Julia E. Charles* her heirs and assigns forever.

AND I *myself* do hereby bind *myself* warrant and forever defend all and singular the said premises unto the said *Julia E. Charles* her heirs, executors and administrators to

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

WITNESS *my* hand and seal this *21st* day of *April* in the year of our Lord one thousand nine hundred and *twenty-eight* and in the one hundred and *fifty* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
W. C. Phillips *W. C. McDaniel* (SEAL.)
Dakyns B. Storer (SEAL.)
(SEAL.)
(SEAL.)

S. C. Revenue Stamps Cancelled, \$ *5* and *00* Cents.
U. S. Revenue Stamps Cancelled, \$ *5* and *00* Cents.

STATE OF SOUTH CAROLINA, }
Greenville County. } PERSONALLY appeared before me *J. B. Phillips*

and made oath that he saw the within named *W. C. McDaniel*

sign, seal, and as *her* act and deed, deliver the within Deed: for the uses and purposes herein mentioned, and that *her* witness the execution thereof.

SWORN to before me, this *21st* day of *April* A. D. 1928 }
Dakyns B. Storer (L. S.) } *J. B. Phillips*
Notary Public for S. C.

STATE OF SOUTH CAROLINA, } RENEUNCIATION OF DOWER.
Greenville County. }

I, _____ a Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ 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 _____

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 _____ day of _____ Anno Domini 1928 }
(L. S.)

Notary Public for S. C.
Recorded *April 23rd* 1928, at *10:55* o'clock, *9* M.

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