

STATE OF SOUTH CAROLINA,
Greenville County.
KNOW ALL MEN BY THESE PRESENTS, That J. M. Harris of Cherokee County

in the State aforesaid,
in consideration of the sum of Five hundred dollars Dollars,

to Walter S. Walden paid by Walter S. Walden

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 Walter S. Walden

all that piece, parcel or lot of land in 13th Ward Township, Greenville County, State of South Carolina.

At or near the corporate City limits of Greenville, known and designated as Lot number thirty (30), on a plat of Mrs. H.D. Wilkins' property made by R.E. Dalton, dated March 1924, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "F" at page 209; the lot intended to be conveyed hereby having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pipe on the west side of Ladson Street, one hundred and ninety and eight one-hundredths (190.08) feet from the north side of Otis Street (said pipe being on the north-east corner of lot thirty-one); and running thence along Ladson Street N. 11° 57' W. sixty-three and thirty-six one-hundredths (63.36) feet to an iron pipe on the south-east corner of lot 29; thence with line of last mentioned lot S. 72° W. one hundred and forty-seven (147) feet to an iron pipe on Hill Street; thence with last mentioned street S. 2° 44' E. sixty-five and three-tenths (65.3) feet to an iron pipe on the north-west corner of lot 31; thence with line of last mentioned lot S. 72° E. one hundred and fifty-seven and five-tenths (157.5) feet to the beginning corner; subject, however, to the following restrictions and conditions to-wit:

- (1) Said lot shall be used exclusively for residential purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
- (2) No building (other than outbuildings appurtenant to a dwelling) costing less than three thousand dollars (\$3000.00) shall be erected on said lot, or any part thereof; nor shall any building be erected thereon within twenty-five (25) feet of Ladson Street.
- (3) No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.

The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions subsequent, but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by appropriate proceedings by any owner or occupant of any lot of land shown on said plat, as well as by these grantors, since they are for the benefit of all persons in the neighborhood. By accepting this deed, said grantee binds herself and her heirs and assigns to comply with all of said conditions.

The grantee herein assumes and agrees to pay a certain note and mortgage given by me to W.D. Parrish, et al. July 1, 1924, in the sum of \$1100. and recorded in the R.M.C. Office for Greenville County in Vol. 87, page 248.

The above described land is located the same conveyed to me by Walter S. Walden recorded in office of Register of Mesne Conveyance for Greenville County, in Book 192 day of February 1925 deed unrecorded 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 Walter S. Walden heirs and assigns forever.

AND
do hereby bind Walter S. Walden heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Walter S. Walden

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

WITNESS my hand and seal, this 25th day of February in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred and fifty second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
Walter S. Walden (SEAL)
Walter S. Walden (SEAL)
Walter S. Walden (SEAL)
Walter S. Walden (SEAL)

S. C. Revenue Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Revenue Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA,
Greenville County. }
PERSONALLY appeared before me Walter S. Walden
and made oath that he saw the within named Walter S. Walden
sign, seal, and as Walter S. Walden act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Walter S. Walden witnessed the execution thereof.

NOTARY PUBLIC
I, Walter S. Walden, do hereby certify that the within named Walter S. Walden is the wife of the within named Walter S. Walden.
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }
RENUNCIATION OF DOWER.
I, Walter S. Walden, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mary E. Harris the wife of the within named Walter S. Walden 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 Walter S. Walden

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 25th day of February, Anno Domini 1925 at Greenville S. C.
Walter S. Walden Notary Public for S. C.
Mary E. Harris
Notary Public for S. C.
Recorded Feb 25 1925 at 4:45 o'clock, P. M.

END OF Doc.