

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. James,

in consideration of the sum of ten Dollars,
and other valuable consideration,

to me paid by W. C. Coile and H. E. Hines

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 W. C. Coile and H. E. Hines, in the following proportions: To W. C. Coile, an undivided nine-tenths interest and to H. E. Hines, an undivided one-tenth interest in and to
All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

near the City of Greenville, known and designated as lot No. 22 in Book E of the subdivision known as Augusta Court, as shown on a plat of record in the R. M. C. office for Greenville County, South Carolina, in the Plat Book P, page 124, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of a 30 ft. unnamed street, joint corner of Lots Nos. 21 and 22, and running thence with the joint line of said lots N. 37-57 W. 120 ft. to an iron pin; joint corner of Lots Nos. 22 and 61; thence with the joint line of said lots N. 52-03 E. 70 ft. to an iron pin, joint corner of Lots Nos. 1 and 22; thence with the joint line of said lots S. 37-57 E. 114 ft. to an iron pin on unnamed 30 ft. street; thence with said street S. 47-10 W. 70.3 ft. to the point of beginning.

Nevertheless, upon the following conditions, however, which conditions are a part of the consideration for this deed and are expressly for the benefit of all owners of lots as shown on said plat above referred to, to-wit:

- (1) No dwelling shall be erected nearer to the abutting sidewalk than thirty feet.
- (2) The facing of the lots as shown on said plat shall be strictly adhered to, however, more than one lot may be used for the purpose of erecting a dwelling.
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to Negroes or persons having any percentage of Negro blood.
- (4) No out-building shall be erected nearer to the abutting side-walk than forty (40) feet.

The above described land is the same conveyed to me by Melville C. Westervelt, as Trustee, on the 8th day of May 1925, recorded in office of Register of Mesne Conveyance for Greenville County, in Book 85, Page 456.
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 W. C. Coile and H. E. Hines, in the proportions hereinbefore stated, their heirs and assigns forever.

AND I do hereby bind Myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W. C. Coile and H. E. Hines, their

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 first day of July 1925 in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred and fifty-four year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Lula H. Hillhouse, L. A. James (SEAL.)
J. E. Johnston, (SEAL.)
 (SEAL.)
 (SEAL.)
 (SEAL.)

S. C. Revenue Stamps Cancelled, \$3 and 00 Cents.
U. S. Revenue Stamps Cancelled, \$1 and 50 Cents.

STATE OF SOUTH CAROLINA,
Greenville County. } PERSONALLY appeared before me Lula H. Hillhouse

and made oath that she saw the within named L. A. James,

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with J. E. Johnston, witnessed the execution thereof.

SWORN to before me, this 2nd day of July A. D. 1925
J. E. Johnston (L. S.)
Notary Public for S. C. Lula H. Hillhouse,

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

I, Jas. H. Woodside, Jr., a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Eva M. James, the wife of the within named L. A. James, 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 W. C. Coile and H. E. Hines, their

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 2nd day of July Anno Domini 1925
Jas. H. Woodside, Jr. (L. S.)
Notary Public for S. C. Eva M. James,

Recorded February 21st 1925 at 11:25 o'clock A. M.

END OF D.