

STATE OF SOUTH CAROLINA,
Greenville County,

KNOW ALL MEN BY THESE PRESENTS, That **I, J. P. Welborn,**

in consideration of the sum of **Fifteen Hundred (\$1500.00) Dollars, and the assumption of the mortgage hereinafter set forth.**

to me paid by **Hargraves Gill**

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 **Hargraves Gill**

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

In the City of Greenville, on the south-west corner of Jones Avenue and Pearl Avenue, being known and designated as lot No. 10 on plat of property of Parrisk, Gower and Martin, made by Dalton and Neves, Engineers, April 1930, recorded in R. M. C. Office for said County in Plat Book H, page 176, having the following notes and bounds according to said plat:

Beginning at an iron pin at the south-west corner of Jones Avenue and Pearl Avenue, and running thence with Pearl Avenue S. 80-24 W. 177.9 feet to iron pin on fifteen foot alley; thence with said alley S. 0-48 W. 47.7 feet to stake, at corner of lot No. 9; thence with line of lot 9, S. 89-12 E. 175 feet to stake on Jones Ave; thence with Jones Avenue N. 0-48 E. 79.8 feet to beginning.

This being the same lot conveyed to me by J. W. Norwood by deed dated May 3, 1931, and recorded in the R. M. C. office for Greenville County in Vol. 183, at page 221.

The grantee herein agrees to pay the balance due on paying on sidewalk, amounting to \$3.87.

As part of the consideration the grantee herein assumes and agrees to pay the mortgage covering the above described lot of land executed by the grantor herein to the Mechanics Building & Loan Association in the sum of \$1,000.00 recorded in the R. M. C. office for Greenville County in Vol. 230, at page 232.

This conveyance is subject to the following limitations and restrictions:

1. No buildings to be erected nearer than 35 feet from the front property line of Jones Ave.
2. The said property is to be used for residential purposes only.
3. The said lot of land cannot be rented or sold to any person with any trace of negro blood.
4. No residence can be faced other than on Jones Avenue (or Cleveland Street.)
5. No residence costing less than \$1,500.00 may be erected on this lot.

The above described land is the same conveyed to me by **J. W. Norwood** on the **30th** day of **May** 19**31** deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book **163 of Deeds**, Page **221** 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 **Hargraves Gill, his** 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 **Hargraves Gill, his** heirs, executors and administrators to

heirs and assigns, against **myself** 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 **8th** day of **June** in the year of our Lord one thousand nine hundred and **thirty one** and in the one hundred and fifty **fifth** year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

E. L. Satterfield
D. B. Leatherwood

J. P. Welborn (SEAL)

S. C. Revenue Stamps Cancelled, \$ **3** and **00** Cents.
U. S. Revenue Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
Greenville County,

PERSONALLY appeared before me **E. L. Satterfield**

and made oath that **he** saw the within named **J. P. Welborn,**

sign, seal, and as **his** act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that **he**, with **D. B. Leatherwood** witnessed the execution thereof.

SWORN to before me, this **8** day of **June** A. D. 19**31**
Geo. B. Smith (L. S.)
Notary Public for S. C.

E. L. Satterfield

STATE OF SOUTH CAROLINA,
Greenville County,

RENUNCIATION OF DOWER.

I, **Geo. B. Smith,** a Notary Public **S. C.** do hereby certify unto all whom it may concern, that Mrs. **Annie D. Welborn** the wife of the within named **J. P. Welborn** 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 **Hargraves Gill, his**

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 **8** day of **June** Anno Domini 19**31**
Geo. B. Smith (L. S.)
Notary Public for S. C.

Annie D. Welborn

Recorded **June 8th** 19**31** at **12:15** o'clock **P.** M.

END OF DEED