

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. W. C. Cleveland,

in the State aforesaid
in consideration of the sum of Ten and 00/100 (\$10.00) and other valuable consideration,

to me in hand paid, at and before the sealing of these presents by Marie H. King,

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 Marie H. King.

All that certain piece, parcel or lot of land situate and being on the South side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot 10 of Cleveland Terrace, as shown on plat made by Dalton & Neves, Engineers, 1926, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G, page 210, and having, according to said plat the following metes and bounds, to-wit:-

Beginning at an iron pin on the South side of Ridgeland Avenue, which iron pin is 120 feet East from the Southeast corner of the intersection of McDaniel and Ridgeland Avenues, and running thence along the South side of Ridgeland Avenue S. 63-33 E. 70 feet to an iron pin, joint corner of Lots 10 and 11; thence with the joint line of said lots S. 23-33 W. 199.7 feet to an iron pin on the North side of a 15 foot alley; thence along the North side of said alley N. 69-18 W. 70 feet to an iron pin, joint rear corner of Lots 9 and 10; thence with the joint line of last mentioned lots N. 23-33 E. 206.4 feet to an iron pin on the South side of Ridgeland Avenue, the point of beginning.

Subject, however, to the following building restrictions:-

- (1) No building shall be built nearer to Ridgeland Avenue than 60 feet at any point.
- (2) No dwelling shall be built on said property costing less than \$8,000.00 (this shall not, however, apply to any servant house which shall be used in connection with the dwelling.)
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) The property herein conveyed shall be used only for residential purposes.
- (5) The property herein conveyed shall not be sub-divided so as to face in any other direction.

The above described land is the same conveyed to me by Marie H. King, her heirs and assigns, forever.

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 Marie H. King, her heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Marie H. King, her 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 12th day of August in the year of our Lord one thousand nine hundred and thirty seven and in the one hundred and sixty-second, year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

E. G. McCain,
George Stevens.

W. C. Cleveland,

(SEAL)

(SEAL)

S. C. Stamps Cancelled, \$ 4 and 00 cents
U. S. Stamps Cancelled, \$ 2 and 00 cents

For True Consideration See Affidavit

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STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me E. G. McCain,

and made oath that he saw the within named W. C. Cleveland,

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with George Stevens,

witnessed the execution thereof.

SWORN to before me, this 13th day of August A. D. 1937.

E. G. McCain.

A. G. Gower (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA }
Greenville County.

A. G. Gower, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Alice B. Cleveland, the wife of the within named

W. C. Cleveland. did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Marie H. King, her

heirs and assigns, all her interest and estate, and also 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 13th day of August Anno Domini 1937 } Alice B. Cleveland.

A. G. Gower (L. S.)
Notary Public for S. C.

Recorded August 13th 1937, at 1:25 o'clock, P. M.