

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. S. Mills

in the State aforesaid,
in consideration of the sum of
Twenty Four Hundred (\$2400.00) Dollars DOLLARS,

to me in hand paid
at and before the sealing of these presents by J. S. Mills

(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 J. S. Mills

All that certain lot of land situate on the north side of Mills Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as lot No. 6, of Eagle Park as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", page 238, and having the following metes and bounds, to wit: Beginning at an iron pin on Mills Avenue, corner of lot No. 5, and running thence with line of lots 4 and 5, N 28-42 W, 178.2 feet to iron pin, thence with line of lots 43 and 42, N 43-01 E, 38 feet to iron pin, thence with line of lot No. 7, S 21-44 E, 180.7 feet to iron pin on Mills Avenue, thence with Mills Avenue in a westerly direction 67 feet to the beginning corner.

Subject, however, to the following restrictions, which are part of the consideration for this deed and are made for the benefit and protection of the other lots shown on the plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of this deed to wit:

- (1) The property herein conveyed nor any part thereof shall not be sold, rented nor otherwise disposed of to negroes.
- (2) The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut nor subdivided so as to face any other direction than as shown on said plat.
- (4) No building shall be erected upon said property within twenty-five feet of the present line of Mills Avenue.
- (5) No building costing less than \$3500.00 shall be erected upon said lot other than out-buildings appurtenant to a dwelling.

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 said premises before mentioned, unto the said

J. S. Mills, his

heirs and assigns, forever.

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

J. S. Mills, his

heirs and assigns, against

me
my

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

WITNESS my hand and seal, this 10 day of August
in the year of our Lord one thousand nine hundred and thirteen and in the one hundred forty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Edna S. Marshbanks B. S. Mills (L. S.)
Marguerite E. Walker (L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled

Dollars	50
Cents	

STATE OF SOUTH CAROLINA, }
County of Greenville. }
PERSONALLY appeared before me, Edna S. Marshbanks

and made oath that she saw the within named B. S. Mills

sign, seal, and as his free act and deed, deliver the within written Deed; and that she, with Marguerite E. Walker witnessed the execution thereof.

SWORN to before me, this 20th day of August A. D. 1913 } Edna S. Marshbanks
J. R. Rice (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville. }
I, J. R. Rice, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth H. Mills wife of the within named B. S. Mills 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

J. S. Mills, 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 5th day of September A. D. 1913 } Mrs. Elizabeth H. Mills
J. R. Rice (L. S.)
Notary Public for S. C.

Recorded March 5, 1913

END OF Doc.