

Sam McGowan DEED TO W.L. Lucas

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I Sam McGowan

in the State aforesaid in consideration of the sum of One (\$1) Dollar and other valuable considerations DOLLARS, to me in hand paid at and before the sealing of these presents by

W.L. Lucas

(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.L. Lucas All that certain piece, parcel or lot, to wit: Beginning at a pin on Brockman Avenue being joint corner lot No. 34 and 35 (Platt of Suburban Land Company known as Sans Souci Villa), running thence north 10.30 E. 62' to pin on Brockman Avenue; thence S. 57.25 E. 175' to a pin; thence S. 10.30 W. 62' to a pin; thence N. 57.25 W. 175' to the beginning corner, and bounded on the South by lot of L.P. Hollis, and bounded on the North by remaining portion of lots Nos. 35 and 36 owned by Sam McGowan and recorded Vol. XXX, page 214, and which were purchased of the Suburban Land Company March 9th, 1912.

Upon condition, however, which is part of the consideration of this deed and condition subsequent:-

- (1) That no house shall be built upon this lot costing less than fifteen hundred (\$1,500.00) Dollars,
- (2) That neither this property nor any part thereof shall be sold, rented or otherwise disposed of to any person of African descent.
- (3) That no building shall be erected nearer to the Street than the building line shown on the plat of the said property, said line being twenty-five feet from the sidewalk.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said

W.L. Lucas, 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 W.L. Lucas, his

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

WITNESS my hand and seal, this 8th day of February

in the year of our Lord one thousand nine hundred and thirteen and in the one hundred and 37th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Sam McGowan (L. S.), Sam R. Zimmerman (L. S.), L.P. Hollis (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me, Sam R. Zimmerman

and made oath that he saw the within named Sam McGowan

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

L.P. Hollis

witnessed the execution thereof.



SWORN to before me, this 8th

February A. D. 1913

Sam R. Zimmerman

D. Cardwell, Jr. (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF Greenville

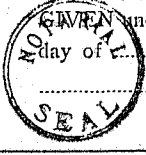
I, D. Cardwell, Jr. Notary Pub. for S.C. do hereby certify unto all whom it may concern that

Mrs. Maude H. McGowan wife of the within named Sam McGowan 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.L. Lucas, 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.



SWORN under my hand and seal, this 8th

February A. D. 1913

Maude H. McGowan

D. Cardwell, Jr. (L. S.)

Notary Public for S. C.

Recorded for Feb. 27th, 1913.