

F.G. Spellmeyer

DEED TO

Samuel H. Ballenger

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That F.G. Spellmeyer

in the State aforesaid

in consideration of the sum of Nine hundred (\$900.00) DOLLARS, to me in hand paid at and before the sealing of these presents by

Samuel H. Ballenger

(the receipt whereof

is hereby acknowledged), have Granted, Bargain, Sold and Released and by these presents do Grant, Bargain, Sell and Release, unto the said

Samuel H. Ballenger, All that certain lot of land situate near the City of Greenville, County and State aforesaid, being a part of lot No. 33 and a part of lot 34 of Block D. Sans Souci Villa and having the following metes and bounds to wit: beginning at an iron pin on the east side of Brockman Avenue at a point 62-1/10 feet south of the northern line of lot 34, and running thence S. 57-25 E. 175 feet to an iron pin; thence S. 10-30 W. 62-1/10 feet to an iron pin T.M. Taylor's corner; thence along said Taylor's line N. 57-25 W. 175 feet to an iron pin in Brockman Avenue; thence with said avenue N. 10-30 E. 62-1/10 feet to the beginning; said lot being composed of 31 feet of lot 34 of Sans Souci Villa conveyed to me by L.P. Hollis by deed recorded in Vol. 18 page 142 and of 31-1/10 feet adjoining same on the south side, being a portion of lot No. 33. The same having been conveyed to me by T.M. Taylor by deed recorded in Vol. 18, page 143.

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

(1) That no house shall be built upon this lot costing less than fifteen hundred (\$1,500.00) Dollars;

(2) That 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.

(4) That anything that would constitute a nuisance or injure the value of any adjoining lot will not be permitted.

It being further understood and agreed between the parties hereto that the grantee herein as a part of the consideration hereof shall assume the payment of the mortgage with all accrued interest thereon given by the grantor herein to Home Building Association Aug. 13, 1913 for \$300.00 said mortgage being recorded in R.M.C. office for said County in Vol. 22, of mortgages at page 284.

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

Samuel H. Ballenger, his

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 Samuel H. Ballenger, 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 12th day of Dec.

in the year of our Lord one thousand nine hundred and thirteen and in the one hundred thirty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

F.G. Spellmeyer

(L. S.)

W.S. Bradley,

(L. S.)

J. Theo Solomons, Jr.

(L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me W.S. Bradley

and made oath that he saw the within named F.G. Spellmeyer

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

J. Theo Solomons, Jr.

witnessed the execution thereof.

SWORN to before me, this 12

day of December A. D. 1913

W.S. Bradley

J. Theo Solomons, Jr. (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF

I, Not married

do hereby certify unto all whom it may concern that

Mrs. wife of the within named

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

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

day of A. D. 1913

Grantor married Dec. 17, 1913.

(L. S.) Notary Public for S. C.

Recorded for December 17th, 1913.