

Deed Printing Co., Greenville, S. C.

Farmers and Merchants Bank DEED TO Emile Bayey

THE STATE OF SOUTH CAROLINA, County of Greenville

NOW, KNOW ALL MEN BY THESE PRESENTS, That the Farmers and Merchants Bank, in consideration of the sum of Four hundred seventy five and 00/100 DOLLARS, to us in hand paid at and before the sealing of these presents by Emile Bayey

(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 Emile Bayey all that certain lot of land situate in ward six of the City of Greenville in the County and State aforesaid and known as lot no. 1 of the property of West End Land & Improvement Company as shown on plat of the said property recorded in the M. C. office for Greenville County, and having the following metes and bounds, to wit: Beginning at a stake on the northwest corner of N. Kay Street and an un-named 40 foot street, and running thence with said N. Kay Street S. 88.30 W. one hundred sixty eight (168) feet to stake; thence N. 11 W. thirty eight (38) feet to a stake corner of lot no. 2; thence, with line of lot no. 2, N. 81 E. one hundred sixty (60) feet to a stake on said un-named 40 foot street; thence with the west line of said un-named 40 foot street S. 11 E. sixty (60) feet to the beginning corner. The same being transferred to us by W. D. Parish and J. B. Hower, and recorded in office of R. M. C. of Greenville County in Vol. 21, page 376.

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 Emile Bayey and his heirs and assigns, forever.

AND we do hereby bind ourselves and successors heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Emile Bayey and his heirs and assigns, against ourselves and successors heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hands and Seal, this tenth day of January in the year of our Lord one thousand nine hundred and seventeen and in the one hundred and first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of Harry F. Williams, Rudolf Anderson, James and Merchants Bank, Greenville S. C., and R. G. Woodside, President.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Rudolf Anderson and made oath that he saw the within named R. G. Woodside as President sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Harry F. Williams, witnessed the execution thereof.

NOTARY PUBLIC. SWORN to before me, this 10 day of January, A. D. 1917. Charles Bernie (L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER.

I, do hereby certify unto all whom it may concern that Mrs. the 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 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. 1917. Notary Public for S. C.

Recorded for February 9th 1917

Deed Printing Co., Greenville, S. C.

B. O. Woodward DEED TO Sam R. Zimmerman

THE STATE OF SOUTH CAROLINA, County of Greenville

NOW, KNOW ALL MEN BY THESE PRESENTS, That B. O. Woodward, in consideration of the sum of Seven Hundred Fifty DOLLARS, to me in hand paid at and before the sealing of these presents by Sam R. Zimmerman

(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 Sam R. Zimmerman all that certain piece, parcel or lot of land situate just without the corporate limits of the City of Greenville, County and State aforesaid, being the north western portion of lot no. 11 and part of lot no. 12 of Sans Souci Villa and having the following metes and bounds to wit: Beginning at stake 153.1 feet from the north-west corner of Sunbeam Road and Brockman Avenue, (Martha S. Dean's corner) and running thence with Brockman Avenue N. 10.30 E. 55 feet to stake; thence N. 57.25 W. 225 feet to stake in back line of said lot; thence with said back line S. 10.30 W. 85 feet to northwest corner of Martha S. Dean's lot; thence with line of Martha S. Dean S. 57.25 E. 225 feet to the beginning corner. 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 dollars (\$1500.00). (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 plat of said property; said line being twenty five feet from the sidewalk. That above piece of land was conveyed to the said B. O. Woodward (lot no. 12) and the said Sam R. Zimmerman (portion of lot no. 11) by date of deeds Mar. 3, 1913, and Nov. 25, 1912, respectively, and recorded in Vol. 24, Page 422 and Vol. 16, Page 312 respectively.

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 Sam R. Zimmerman, 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 Sam R. Zimmerman, 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 9th day of Feb. in the year of our Lord one thousand nine hundred and seventeen and in the one hundred and forty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of V. M. Manning, B. O. Woodward (L. S.), B. O. Patterson (L. S.), Sam R. Zimmerman (L. S.)

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me V. M. Manning and made oath that he saw the within named B. O. Woodward sign, seal, and as his act and deed, deliver the within written Deed; and that he, with B. O. Patterson, witnessed the execution thereof.

SWORN to before me, this ninth day of February, A. D. 1917. B. O. Patterson (L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER.

I, do hereby certify unto all whom it may concern that Mrs. the 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 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. 1917. Notary Public for S. C.

Recorded for February 9th 1917