

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. O. D. Riddle

in the State aforesaid,
in consideration of the sum of Ten Dollars and other valuable consideration Dollars,

to me paid by J. H. Wagner

in the State aforesaid, 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. H. Wagner

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

Just beyond the corporate limits of the City of Greenville, opening thence and designated as lot no. 47 on plat of Suburban Land Company of what is known as Louis Villa, and having the following meters and bounds according to said plat: Beginning at an iron pin on the East side of Brockman Avenue, joint corner of lots nos. 47 and 48 and running thence with line of lot no. 48 S. 59-25 E. 218 feet to an iron pin; thence S. 18-30 W. 98 feet to iron pin, joint corner of lots nos. 46 and 47; thence along line of lot no. 46 N. 57-25 W. 211 feet to an iron pin on Brockman Avenue; thence with line of Brockman Avenue N. 10-30 E. 91 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 on this lot costing less than \$1500.
2. That this property, nor any part thereof shall not be sold, rented or in any wise 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, which line is 25 feet from the sidewalk.

The above described land is... the same conveyed to me by J. A. Burtis and F. M. Burnett on the 5th day of June 1913 recorded in office of Register of Meane Conveyance for Greenville County, in Book 18 Page 421 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 J. H. Wagner, his heirs and assigns forever.

AND I do hereby bind myself heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. H. Wagner, his

heirs and assigns, against myself 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 19th day of April in the year of our Lord one thousand nine hundred and twenty and in the one hundred and forty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
M. Manasse O. D. Riddle (SEAL.)
B. P. Bennett (SEAL.)
C. Macaulay (SEAL.)

Revenue Stamps Cancelled

Dollars	00
Cents	00

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me M. Manasse

and made oath that he saw the within named O. D. Riddle

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with C. Macaulay witnessed the execution thereof.

SWORN to before me, this 19th day of April A. D. 1920 B. P. Bennett Notary Public for S. C. M. Manasse

STATE OF SOUTH CAROLINA, Greenville County. I, B. P. Bennett a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Edith Leila Riddle the wife of the within named O. D. Riddle

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. H. Wagner, 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 19th day of April Anno Domini 1920 B. P. Bennett Notary Public for S. C. Mrs. Edith Leila Riddle

Recorded May 21st 1920