

WALKER, EVANS & GODDARD CO., CHARLESTON, S. C. STATE

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

*Wm. C. G. Mallard Jr and R. A. Mallard*

in consideration of the sum of *Five*

and *other valuable considerations* Dollars,

to *me* paid by *J. W. Snyder and Lida W. Snyder*

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. W. Snyder and Lida W. Snyder*

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

*near the Casley Bridge Road, about 2 1/2 miles west of Greenville Court House, known as Lot No. 70 and plat of Highlands (the division of J. W. Harris) recorded in Plate Book C. page 146, on the east side of Virginia Avenue, fronting 80 feet on said Virginia Avenue and running back on parallel lines 134 feet to property of Jones West bounded on the north by lot of No. 71 and on the south by lot No. 69.*

*Subject, however, to the following terms and conditions, which are conditions subsequent.*

*First: That property is not to be sold, rented or otherwise disposed of to persons of African descent.*

*Second: That no liquor, ardent spirits or near beer are to be sold on the property.*

*Third: That no house shall be built on the lots herein described to cost less than six hundred fifty dollars, but any person may use two or more lots, placing one residence thereon.*

*Fourth: That no building shall be erected nearer the street than 10 feet from the street.*

*Fifth: That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.*

*Sixth: That the layout of the lots shown on said plat shall be adhered to, and no scheme of joining lots in any other direction than that shown on said plat shall be permitted.*

*Seventh: That the grantor reserve the right to lay and place or authorize the laying and placing of electric or other street-car tracks, gas and water pipes, electric conduits or pipes, telegraph telephone and electric light poles, or any other work or utilities of public utility, on or in any of the streets of said grantor without compensation to any lot owner.*

*In the event of a violation by the purchaser of the first provision above, the title to the property herein described shall revert to the grantor, except as against lien creditors, and in event of a violation of any of the other provisions above, the grantor shall have the right to enforce the same by proper proceedings.*

The above described land is *the same conveyed to me by Charles C. Dill* on the *14<sup>th</sup>* day of *March* 19*21*, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book *58* Page *148* 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. W. Snyder and Lida W. Snyder, their* heirs and assigns forever.

AND *me* do hereby bind *myself and* heirs, executors and administrators warrant and forever defend all and singular the said premises unto the said *J. W. Snyder and Lida W. Snyder their*

heirs and assigns, against *us* and *us* heirs, and every other

person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS *our* hand, S. and seal, this *11<sup>th</sup>* day of *July* in the year of our Lord one thousand nine hundred and *Twenty-one* and in the one hundred and forty *1* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

*Mary Wilburn* (SEAL.)  
*Julia D. Charles* (SEAL.)  
*R. A. Mallard* (SEAL.)  
*C. G. Mallard Jr.* (SEAL.)

Revenue Stamps Cancelled 

Dollars	5
Cents	0

STATE OF SOUTH CAROLINA,  
Greenville County.

PERSONALLY appeared before me *Mary Wilburn*

and made oath that s/he saw the within named *C. G. Mallard Jr and R. A. Mallard*

sign, seal, and as *their* act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that s/he, with *Julia D. Charles* witnessed the execution thereof.

SWORN to before me, this *11<sup>th</sup>*

day of *July* A. D. 19*21*  
*Julia D. Charles* (L. S.)  
Notary Public for S. C.

*Mary Wilburn*

STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER.

I, *Anna M. Beatty*, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. *Mrs. Mary Mallard*

the wife of the within named *C. G. Mallard Jr.* 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. W. Snyder and Lida W. Snyder, their*

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 *16<sup>th</sup>* day of *July* Anno Domini 19*21*  
*Anna M. Beatty* (L. S.)  
Notary Public for S. C.

*Mary Mallard*

Recorded *July 18* 19*21*