

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, P. G. Gower, of the City of Greenville, County of Greenville

in the State aforesaid, in consideration of the sum of Thirty Two Hundred (\$3200.00) DOLLARS,

to me in hand paid at and before the sealing of these presents by A. M. Hayes

(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

A. M. Hayes, All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, just without the corporate limits of the City of Greenville on the east side of Augusta Road, known and designated as Lot No. 4 as shown on plat of Property of Parrish & Gower, by R. E. Dalton, Engineer, May 1919, and having the following Metes and bounds, to-wit:

Beginning at an iron pin on Augusta Road 435.3 feet from the intersection of Augusta Street and Prentiss Avenue, joint corner of lots Nos. 3 and 4, and running thence with line of lot No. 3, North 42-07-E. 165.4 feet to an iron pin on a 15 foot alley; thence with said alley S. 83-03 E. 60.2 feet to an iron pipe joint corner of lots Nos. 4 and 5; thence with line of lot No. 5, S. 42-07 W. 170.7 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60 feet to the point of beginning. Plat Book E-126

Being the same lot of land conveyed to me by G. Browning Giddemith and Austin S. Parker by deed dated October 25, 1920, and recorded in R.M.C. Office for Greenville County in Vol. 69 page 126.

Subject, however, to the following restrictions, which are part of the consideration of this deed, and are made for the benefit and protection of the other lots shown on the plat referred to, which restrictions shall remain effective for a period of twenty years from the date of this deed, to-wit:

1. The property herein conveyed shall not be sold, rented or otherwise disposed of to negroes.
2. The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
3. The property herein conveyed shall not be re-cut nor subdivided so as to face any other direction than is shown on said plat.
4. No building shall be erected upon said property within 35 feet of the present line of Augusta Street.
5. No building costing less than Four thousand dollars shall be erected on said lot, other than out buildings, appurtenant to the dwelling.

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 A. M. Hayes, his heirs and assigns, forever.

AND myself, my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said A. M. Hayes, 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 February in the year of our Lord one thousand nine hundred and twenty-two and in the one hundred forty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
W. D. Parrish (L. S.)  
H. B. Springs (L. S.)  
P. G. Gower (L. S.)

Revenue Stamps Cancelled 

Dollars	3
Cents	50

STATE OF SOUTH CAROLINA, }  
County of Greenville.

PERSONALLY appeared before me W. D. Parrish and made oath that he saw the within named P. G. Gower

H. B. Springs sign, seal, and as his act and deed, deliver the within written Deed; and that he, with H. B. Springs witnessed the execution thereof.

SWORN to before me, this 9th day of February A. D. 1922 } W. D. Parrish  
H. B. Springs (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }  
County of Greenville.

RENUNCIATION OF DOWER.

I, H. B. Springs Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Louise P. Gower wife of the within named P. G. Gower 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 A. M. Hayes, 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 9th day of February A. D. 1922 } Louise P. Gower  
H. B. Springs (L. S.)  
Notary Public for S. C.

Recorded June 20th 1922

END OF Doc.