

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I Chas. M. Mc Gee of the County of Greenville

in the State aforesaid,

in consideration of the sum of Two (\$ 2.00) DOLLARS,

and other valuable considerations

to me in hand paid at and before the sealing of these presents by C. L. Townsend

(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

C. L. Townsend
all these lots of land situate in the State and County aforesaid East of the corporate limits of the City of Greenville and near the Laurinus Road designated as Lots Nos 14 and 15 in subdivision of Eastover according to a plat made by R. C. Dalton July 1920 and recorded in plat Book 7, page 42, R. M. C. Records, for said County.

Lot No. 14 is triangular in shape and has a frontage of 212.2 feet on Glen Street and runs 145.7 feet along back of the Glen property, and 153 feet along side of Lot No. 15.

Lot No. 15 adjoins the above described lot and has a frontage of 60 feet on Beechwood Avenue and a depth of 157 feet on one line and of 152.3 feet on the other with a width of 60 feet in the rear. These lots are part of the property conveyed to me by the Farmers Loan and Trust Company by deed dated December 31, 1921 recorded in Vol. 25 page 578 R. M. C. Records of said County.

As part of the consideration for this conveyance it is agreed and the grantee binds himself, his heirs and assigns to the following conditions and restrictions:
(1) That said property shall be used only for residential purposes that no building costing less than \$2,000.00 shall be erected on said property, or placed nearer than 25 feet to the sidewalk, measuring from the inside line.
(2) That this property shall not be sold, transferred, leased or mortgaged to any person of African descent.

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 C. L. Townsend, his

heirs and assigns, forever. Subject however to the above mentioned conditions and restrictions

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 C. L. Townsend, 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 twenty-sixth day of July in the year of our Lord one thousand nine hundred and twenty-two and in the one hundred forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Chas. M. Mc Gee (L. S.)
Rudolf Anderson (L. S.)

Revenue Stamps Cancelled

Dollars	00
Cents	00

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me Chas. M. Mc Gee

and made oath that he saw the within named C. L. Townsend

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

Rudolf Anderson, witnessed the execution thereof.

SWORN to before me, this 26th day of July, A. D., 1922

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

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, Rudolf Anderson, a Notary Public for S. C., do hereby certify

unto all whom it may concern, that Mrs. Emelina P. Mc Gee

wife of the within named Chas. M. Mc Gee

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 C. L. Townsend, 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 26th day of July, A. D., 1922

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

Recorded July 26th 1922

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