

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, THAT

J. M. L. Cleveland

in the State aforesaid,
in consideration of the sum of
Five (\$5.00) DOLLARS,
and other valuable consideration
me
in hand paid
at and before the making of these presents by
J. M. L. Cleveland, Jr.

do hereby grant, bargain, sell and release unto the said

J. M. L. Cleveland, Jr.
All that certain lot or parcel of land situate, lying and
being in the City of Greenville, South Carolina, on the
West side of Ridgeland Avenue, and being known and
designated as lot No. 17 of Cleveland Terrace, according
to a plat made by Fulton & Fives, 1926, and having the
following notes and bounds, to-wit:
Beginning at an iron pin on the West side of Ridge-
land Avenue, joint corner of lots Nos. 16 and 17, and
running thence with Ridgeland Avenue, the following
courses and distances, to-wit: S. 34-24 1/2 E. 61.1 feet; thence
S. 57-42 1/2 E. 11.1 feet; thence S. 81-29 1/2 E. 63.7 feet; thence N.
36-19 1/2 E. 13.6 feet to an iron pin on Ridgeland Avenue,
corner of lot No. 18; thence with the line of that lot
N. 4-56 E. 37.1 feet to an iron pin on an alley, corner
of lot No. 16; thence with line of that lot, E. 73-46 E.
162.3 feet to the point of beginning.

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

W. B. Ellis, Jr., his
heirs and assigns, forever.
Subject, however, to the following building restriction, to-wit: (1) No
building shall be built nearer to Ridgeland Avenue than thirty feet at
any point. (2) No dwelling shall be built on said property costing less
than \$3,500. (This shall not, however, apply to any schwaft house which
shall be used in connection with the dwelling). (3) The property herein
conveyed shall never be sold, rented or otherwise disposed of to any per-
son or persons having any percentage of negro blood. (4) The property
herein conveyed shall be used only for residential purposes.

AND
J. do hereby bind
myself and my
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
W. B. Ellis, Jr., his
heirs and assigns, against
myself
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 *14th* day of *February*
in the year of our Lord one thousand nine hundred and *twenty-eight* and in the one hundred
fifty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
W. P. Longers *M. L. Cleveland* (L. S.)
A. G. Gower (L. S.)
(L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ _____ and _____ Cents.
S. C. Stamps Cancelled, \$ *3* and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me *W. P. Longers*

and made oath that he saw the within named
M. L. Cleveland

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *he*, with
A. G. Gower witnessed the execution thereof.

SWORN to before me this *14th*
day of *February* A. D. 192*8*
A. G. Gower (L. S.)
Notary Public for S. C. *W. P. Longers*

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, *A. G. Gower*, a notary Public, do hereby certify
unto all whom it may concern, that Mrs. *Alise Burchett Cleveland*
wife of the within named *M. L. Cleveland*
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 *W. B. Ellis, Jr.*, his
Heirs and Assigns, 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 *15th*
day of *February* A. D. 192*8*
A. G. Gower (L. S.)
Notary Public for S. C. *Alise Burchett Cleveland*

Recorded *May 2nd* 192*8*, at *10:18* o'clock, *A. M.*

END OF DOWRY