

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

J. W. Cleveland

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
and other valuable considerations (\$10.00)

to *me* in hand paid
at and before the sealing of these presents by *W. B. Ellis, Jr.*

(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

All that certain lot or parcel of land situated, lying and being in the City of Greenville, S. C. on the Northern side of Ridgeland Avenue, it being known and designated as lot No. 18, of Cleveland Terrace, as shown on a plat made by Dalton & Nevel, Engineers and having, according to said plat the following metes and bounds, to-wit:
Beginning at an iron pin in the Northern line of Ridgeland Avenue, the joint corner of lots 18 and 19 and running thence with the joint line of said lots N. 9-31 E. 15.7 feet to an iron pin in the Southern line of a 15' alley, thence with said alley S. 69-18 E. 6.5 feet to an iron pin corner of lot No. 17; thence with the line of that lot S. 4-56 W. 137.1 feet to an iron pin in the Northern line of Ridgeland Ave., thence with said Avenue N. 86-19 W. 75 feet to the beginning corner.

The above described land is... the same conveyed to me by...
on the... day of... 1929... deed recorded in office of Register
of Meigs Conveyance for Greenville County, in Book... Page...
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 restrictions, which are solely for the benefit of all persons who now own or may hereafter purchase any of the lots shown on the plat as above referred to, to-wit:
1. No dwelling shall be built on said property costing less than \$5,000.00 (five thousand dollars) which shall apply to any second house which shall be used in connection with a dwelling of said dwelling must face the street.
2. No dwelling shall be built on the abutting sidewalk, than 60 feet.
3. The property hereby conveyed shall never be used as a garage, or for any other purpose or purposes, having any part of the main floor of the property hereby conveyed shall be used for industrial purposes only.

AND *I* 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 *28th* day of *December*
in the year of our Lord one thousand nine hundred and *Twenty-nine* and in the one hundred
Jeffery Smith year of the Sovereignty and Independence of the United States of America.
Signed, Sealed and Delivered in the Presence of

A. G. Gower *W. B. Cleveland* (L. S.)
V. M. Manning (L. S.)
(L. S.)
(L. S.)
(L. S.)
U. S. Stamps Cancelled, \$ and Cents
S. C. Stamps Cancelled, \$ *6* and Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me *V. M. Manning*
and made oath that he saw the within named
W. B. 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 *28th* day of *December* A. D. 192*9*
A. G. Gower (L. S.) Notary Public for S. C. *V. M. Manning*

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. *Alice Burnett Cleveland*
wife of the within named *W. B. 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 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 *28th* day of *December* A. D. 192*9*
A. G. Gower (L. S.) Notary Public for S. C. *Alice Burnett Cleveland*
Recorded *Dec. 31st* 192*9*, at *3:30* o'clock *P.* M.

END OF DOCS