

STATE OF SOUTH CAROLINA

COUNTY OF Greenville,

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas Keating of the Town of Greer, Greenville County,

in the State aforesaid, in consideration of the sum of Three hundred and seventy-five (\$375) and no/100 Dollars...

J.B. Mendenhall, of the Town, County and 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.B. Mendenhall, All my right, title, interest or estate of in or to the following piece,

parcel or lot of land to wit: All that piece, parcel or lot of land lying, being and situate in the Town of Greer, in said County and State having the following metes and bounds; Beginning at an iron pin at intersection of Fairview Avenue and Broad Street; thence East One hundred and seventy-five feet to a stake on Fairview Avenue; thence South sixty-five feet to a stake on Western Boundary line of lot No. 8; thence West one hundred and Seventy-five feet; thence North Sixty-five feet to beginning corner, This lot or parcel of land is fully set forth and described on plat made by P.H. Foster during Month of August, 1906 and gives the following boundaries in addition to those given above; North by Fairview Avenue East by lot No. 9, South by lot No. 4 and West by Broad Street and is designated on said plat as lot No. 5 of Block No. 1.

And it is expressly agreed by the said Thomas Keating and the said J.B. Mendenhall, and it is upon this condition and with this understanding that this sale is made, and upon condition being broken this sale shall be voidable at the option of the said Thomas Keating, that the above described premises shall not be sold, leased or rented to or occupied by negroes or any person or persons not being or coming under the denomination of white people. And it is further agreed as a condition of this sale, the violation of which shall cause said sale to become voidable at the option of the said Thomas Keating, that no house, out house or other structure whether of wood or brick shall be built or placed within twenty feet of Broad Street.

State of South Carolina, County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, B.F. Few for valuable consideration hereby release the within described lot of land from lien of mortgage executed by Thomas Keating to me to secure the purchase price thereof.

In Witness whereof I have hereunto set my hand and seal this 28th, day of August, 1906.

Witness, Eugene Roberts, B.F. Few, (L.S.)

J.F. Rhame, Jr.,

TOGETHER will 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 J.B. Mendenhall, his Heirs and Assigns forever

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 J.B. Mendenhall, his

Heirs and Assigns, against me and person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this eighteenth day of August, A. D. 1906 in the year of our Lord one thousand, nine hundred and Six and in the one hundred and thirtieth year of the Sovereignty and Independence of the United States of America

Signed, Sealed and Delivered in the Presence of Thos Keating, (L. S.) W.M. Thompson, (L. S.) J.F. Rhame, Jr., (L. S.)

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

PERSONALLY appeared before me W.M. Thompson and made oath that he saw the within named Thomas Keating sign, seal and as his act and deed, deliver the

within written deed, and that he, with J.F. Rhame, Jr., witnessed the execution thereof.

Sworn to before me, this 18th day of August A. D. 1907 J.F. Rhame, Jr. (L. S.) W.M. Thompson

Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER.

COUNTY OF Greenville,

I, J.F. Rhame Jr., a Notary Public in and for S.C. do hereby certify unto all whom it may concern, that Mrs. Maud G. Keating, the wife of the within named Thomas Keating

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.B. Mendenhall 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 18th day of August A. D. 1907 Maud G. Keating

J. F. Rhame, Jr., (L. S.) Notary Public for S. C.

Recorded for June 11th., 1907. 190