

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. W. C. Cleveland

in the State aforesaid in consideration of the sum of Two Thousand Seven Hundred Fifty and Dollars no part of which was in hand paid, at and before the sealing of these presents by Turman University

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 Turman University

All that certain piece, parcel or lot of land in the City of Greenville, County and State aforesaid, and having, according to a survey made by R. E. Dalton, November, 1936, the following metes and bounds, to-wit:

Beginning at a stake on the south side of University Ridge, which stake is 200 feet from the west side of Cleveland Street, and running thence along the south side of University Ridge N. 88-20 W. 123.5 feet to a stake; thence along property now or formerly belonging to the Estate of Thomas Brier, et al, S. 10-50 W. 395.6 feet to an iron pipe on line of property of Mrs. Mary Austin Daniel; thence along line of Mrs. Mary Austin Daniel N. 78-47 E. 256 feet to a stake, which stake is 200 feet from the west side of Cleveland Street; thence with other property of the grantor herein N. 9-03 W. 339 feet to the point of beginning.

The above described land is a portion of the property inherited by the grantor herein under the will of W. C. Cleveland which is on file in the office of Judge of Probate of Greenville County in Apartment 87, File 121.

The above described property is sold subject to the following building restrictions:

- (1) This property shall not be sold to persons of African descent.
- (2) No building shall be erected on this property nearer to University Ridge than thirty five feet.

The above described land is the same conveyed to me by _____ on the _____ day of _____ 19____, deed recorded in office of Register of Mesne 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 premises before mentioned unto the said Turman University its successors heirs and assigns, forever.

AND J. W. C. Cleveland do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Turman University its successors heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 10th day of December in the year of our Lord one thousand nine hundred and thirty five and in the one hundred and sixty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Major Brawley, Jr. W. C. Cleveland (SEAL) J. C. Gower (SEAL)

S. C. Stamps Cancelled, \$6 and 00 cents
U. S. Stamps Cancelled, \$3 and 00 cents

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me J. C. Gower

and made oath that he saw the within named W. C. Cleveland sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Marion Brawley, Jr. witnessed the execution thereof.

SWORN to before me, this 10th day of December A. D. 1935 Marion Brawley, Jr. (L. S.) Notary Public for S. C. J. C. Gower

STATE OF SOUTH CAROLINA Greenville County.

RENUNCIATION OF DOWER

I, A. G. Gower, a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Alice B. Cleveland W. C. Cleveland did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Turman University, its successors heirs and assigns, all her interest and estate, and also 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 10th day of December Anno Domini 1935 Alice B. Cleveland A. G. Gower (L. S.) Notary Public for S. C.

Recorded December 20th 1935 at 1:00 o'clock P. M.