

TITLE TO REAL ESTATE

The State of South Carolina,
County of Greenville.

Know all men by these presents that I, Lois Hudson Leathers, of Essex County, New Jersey (formerly of Greenville County, South Carolina), in consideration of the sum of two thousand five hundred dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Shine Thomas all that certain lot, piece or parcel of land situate, lying and being in the City and County of Greenville and State of South Carolina, having the following metes and bounds, to-wit: Begiming at a pipe on the north corner of Jones and Oscar Streets, and running thence along Jones Street N. 40 E. eighty-nine feet, more or less, to an iron pipe on corner of lot of Charlie Howard (formerly belonging to Emma G. Goodlett, and still earlier to Earle Turpin); thence along the Howard line N. 49 W. one hundred and four and one-half feet, more or less, to an iron pipe on corner of lot conveyed by me to the Greenville City School Trustees on December 23, 1927, by deed recorded in the Office of the Register of Mesne Conveyances for said Greenville County in Book 124, page 459; thence along said school lot S. 41-52 W. ninety-five and six-tenths feet, more or less, to an iron pipe on Oscar Street; thence along Oscar Street S. 55 3/4 E. one hundred and seven feet, more or less, to the beginning corner. This is a part of the lot conveyed to me by Wilton T. Hudson and Wm. Austin Hudson, trustees, dated December 2, 1927, and recorded in said office in Book 101, page 477; see other deeds recorded in Book 141, page 480, and Book 142, page 184. It is agreed that said grantee will pay his pro rata share of the taxes on said premises for the year 1945.

Together with all and singular the rights, members hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and his heirs and assigns forever, upon condition, nevertheless, that neither said lot of land nor any part thereof shall ever be sold, rented or otherwise disposed of to any person wholly or partially of African descent, and that in the event this condition is violated, the title to said premises shall revert automatically to me or my heirs or assigns. 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 grantee and 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 15th day of June, in the year of our Lord one thousand nine hundred and forty-five, and in the one hundred and sixty-ninth year of the independence of the United States of America.

Signed, sealed, and delivered
in the presence of:
Vera H. Nieuwenhuis
Eugene C. Bohlen

Lois Hudson Leathers (L. S.)

S. C. Stamps \$5.00
U. S. Stamps \$2.75

The State of New Jersey.
County of Essex.

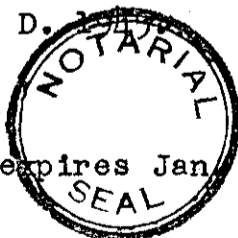
Personally appeared before me Vera H. Nieuwenhuis and made oath that he saw the within named Lois Hudson Leathers sign, seal and as his act and deed deliver the within written deed, and that she, with Eugene C. Bohlen, witnessed the execution thereof.

Sworn to before me, this 15 day of June, A. D. 1945.

Frank D. Alessandro
Notary Public for Essex County, New Jersey

Vera H. Nieuwenhuis

Notary Public of New Jersey. My commission expires Jan 5, 1947.



THE STATE OF NEW JERSEY,
COUNTY OF ESSEX.

I, Frank D. Alessandro, a Notary Public in and for the State of New Jersey and County of Essex, do hereby certify unto all whom it may concern that Mrs. Virginia W. Leathers, the wife of the within named Lois Hudson Leathers, 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 Shine Thomas and his heirs and assigns all her interest and estate and also all her right and claim of dower or to all and singular the premises within mentioned and released.

Given under my hand and seal, this
15th day of June, A. D. 1945.

Virginia W. Leathers.

Frank D. Alessandro
Notary Public for Essex County, New Jersey. Notary Public of New Jersey
My commission expires Jan. 5, 1947.

