

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, E. R. Haynie

in the State aforesaid,
in consideration of the sum of
Six Hundred Twenty-five and no/100 (\$625.00) Dollars

to me in hand paid
at and before the sealing of these presents by
Toy E. Green

(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

Toy E. Green

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid in Butler Township and being known and designated as Lot #1 of the E. R. Haynie land, as shown on plat made by P. B. Wilson, Jr., in October, 1945, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the South side of the Woodruff Road, sometimes referred to as Scuffletown Road, in the center of a 20 foot road separating the property of Walter Simister, Jr. and E. R. Haynie and running thence S. 24-45 E. 514.5 ft. to a stake; thence N. 64-20 E. 200 ft. to a stake; thence N. 24-45 W. 511.7 ft. to a stake on the South side of the Woodruff Road; thence with the South side of said road S. 64-15 W. 200 ft. to the point of beginning, containing 2.54 acres, more or less, and being a part of the land conveyed to the grantor by Mary Bates Ballenger by deed dated October 2, 1945, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 281, Page 95.

This property is subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on any lot fronting on Woodruff Road costing less than \$5,000.00.
- (4) No residence shall be constructed on any lot fronting on Woodruff Road nearer than 75 feet to the said Woodruff Road.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R E L E A S E

For and in consideration of the sum of Five Hundred (\$500.00) Dollars, to me in hand paid at and before the sealing of these presence, the receipt whereof is hereby acknowledged, I, the undersigned, Mary Bates Ballenger, the owner and holder of a note and mortgage executed by E. R. Haynie on October 2, 1945 in the sum of \$4500.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 337, Page 300, do hereby release the within described property from the lien of said mortgage.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 5th day of January, 1946.

In the Presence of:

John B. Burns

Mary Bates Ballenger

Patrick C. Fant

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me John B. Burns and made oath that he saw the within named Mary Bates Ballenger, sign, seal and as her act and deed deliver the within written release, and that he with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 5th

John B. Burns

day of January 1946
Ruth Haynie Swindler (LS)

Release recorded January 9th, 1946 at 12:07 P.M. #405