



FILED
GREENVILLE CO. S. C.

BOOK 837 PAGE 137

COUNTY OF GREENVILLE

FEB 1 3 49 PM 1969

County Stamps Paid \$39.60

See Act No. 380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, James Edward Lipscomb, Jr.



in consideration of Thirty-six Thousand and No/100 (\$36,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Phyllis O'Brien Christian, her heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being on the north side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 41 and part of Lot No. 42 on revised plat of McDaniel Heights made by Dalton & Neves, Engineers, February, 1938 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cleveland Street at the corner of property of E. C. Sechrest, said pin being 115 feet east from the northeast corner of the intersection of Cleveland Street and Belmont Avenue, and running thence with said Sechrest property N. 2-55 W. 195 feet to an iron pin; thence N. 85-50 E. 100 feet to an iron pin in rear line of Lot No. 42; thence on a new line through Lot No. 42 S. 2-55 E. 195 feet to an iron pin on the north side of Cleveland Street in front line of Lot No. 42; thence along the north side of Cleveland Street S. 85-50 W. 100 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

1. This property shall be used for residential purpose only, and no building other than outbuildings shall be constructed thereon costing less than \$5,500.00.
2. No building shall be constructed on said lot nearer than 40 feet to the line of Cleveland Street.
3. The said property shall not be sold, rented, transferred or disposed of in any manner to negroes or persons of African decent.

This being the same property conveyed to the grantor by deed dated May 28, 1940 and recorded in the R.M.C. Office for Greenville, County in Deed Book 222, Page 150.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of February 19 68

SIGNED, sealed and delivered in the presence of:

Carolyn S. Gillespie
Beverly Klyce

James Edward Lipscomb, Jr. (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of February 19 68

Carolyn S. Gillespie (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970.

Beverly Klyce

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
1st day of February 19 68
Carolyn S. Gillespie (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970.

James E. Lipscomb

RECORDED this 1st day of February 19 68, at 3:49 P. M., No. 20504

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