

TITLE TO REAL ESTATE

WALKER, STARR & COPPELL CO., CHALLOTTE, N. C. 28003

STATE OF SOUTH CAROLINA, }
Greenville County, }
KNOW ALL MEN BY THESE PRESENTS, That I, J. P. Murphy,

in consideration of the sum of Fifteen Hundred (\$1500.00)

to us paid by The First National Bank, of Greenville, S. C., Trustee for Grace Glenn Ray,

in the 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 First National Bank of Greenville, S. C., Trustee for Grace Glenn Ray, its successors and assigns,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

"All those two certain lots, pieces or parcels of land situate, lying and being in the State of South Carolina, in the County and Township of Greenville, about one and a half miles north-west of the corporate limits of the City of Greenville, known and designated as lots numbered twelve (12) and thirteen (13) on a plat of the lands of estate of George W. Marshall, deceased, made by C. M. Furman, Jr., dated February 7, 1922, and having collectively, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the west corner of Patterson and Lee Streets and running thence along said Patterson Street, S. 46° W. one hundred and thirty (130) feet to a stake on the corner of lot No. 11; thence with line of last mentioned lot No. 44° W. one hundred and forty-two (142) feet to a stake on Fort Street; thence along line of Fort Street N. 46° E. one hundred and thirty (130) feet to an iron pin on the south corner of Lee and Fort Streets; thence along Lee Street S. 44° E. one hundred and forty-two (142) feet to the beginning corner. This is a part of the land conveyed by Nancy Johnson to George W. Marshall who departed this life leaving of full force and effect his last will and testament, admitted to probate in the Office of the Probate Court for said County and State, and now on file in the Office of said Court, whereby he devised all his real and personal property to his wife, Elizabeth H. Marshall; his death having occurred on June 29, 1898, and his will bearing date March 21, 1897, admitted to Probate on July 21, 1898, and now on file in Apartment 64, File 25. The said Mrs. Elizabeth H. Marshall departed this life on December 17, 1898, intestate and without having remarried, leaving as her sole heirs at law and distributees the grantors herein, who are the only children of the said George W. Marshall and Elizabeth H. Marshall. This conveyance is made on condition that no part of the property above described shall ever be sold, leased or otherwise disposed of to any person of African descent. This consideration has affected the price at which said lots have been sold, and is to be deemed a condition subsequent, upon breach of which said grantee shall forfeit his title, and said grantors, or their heirs or assigns, may re-enter and resume the possession of said land. The above described property being the same conveyed to J. P. Murphy by Margaret M. Strader and Daisy M. Bacot, the latter now residing in Norfolk, Virginia, formerly in the City of Greenville, died dated the 24th day of May, 1922, and recorded in Vol. 89, at page 62, R.M.C. office for Greenville County, State of South Carolina.

Also All those two certain lots, pieces or parcels of land, situate, lying and being in the State of South Carolina, in the County and Township of Greenville, about one and a half miles north-west of the corporate limits of the City of Greenville, known and designated as lots numbered eleven (11) and twenty-one (21) on a plat of the lands of estate of George W. Marshall, deceased, made by C. M. Furman, Jr. dated February 7, 1922, and having according to said plat the following metes and bounds, respectively, to-wit:

LOT NO. 11: Beginning at a stake on the north-west side of Patterson Street one hundred and thirty (130) feet south-west of the corner of Lee Street, said stake being on the south corner of lot no. twelve (12), and running thence along Patterson Street S. 46° W. sixty-five (65) feet to a stake on corner of lot no. ten (10); thence along line of last mentioned lot N. 44° W. one hundred and forty-two (142) feet to a stake on Fort Street; thence with Fort Street N. 46° E. sixty-five (65) feet to a stake on corner of lot no. twelve (12); thence with line of last mentioned lot S. 44° E. one hundred and forty-two (142) feet to the beginning corner.

LOT NO. 21: Beginning at a stake on the south corner of Patterson and Lee Streets and running thence along Patterson Street S. 46° W. 65 feet to a stake on corner of lot No. twenty (20); thence with line of last mentioned lot S. 44° E. one hundred and eighteen (118) feet to a stake; thence N. 46° 05' E. 63.4 feet to an iron pin on Lee Street; thence along Lee Street N. 43° 15' W. one hundred and eighteen (118) feet to the beginning corner.

This is a part of the land conveyed by Nancy Johnson to George W. Marshall, who departed this life leaving of full force and effect his last will and testament, admitted to probate in the Office of the Probate Court for said County and State, and now on file in the Office of said Court, whereby he devised all his real and personal property to his wife, Elizabeth H. Marshall; his death having occurred on June 29, 1898, and his will bearing date March 21, 1897, admitted to probate on July 21, 1898, and now on file in Apartment 64, File 25.

The said Mrs. Elizabeth H. Marshall departed this life on December 17, 1898, intestate and without having remarried, leaving as her sole heirs at law and distributees the grantors herein, who are the only children of the said George W. and Elizabeth H. Marshall. This conveyance is made on condition that no part of the property above described shall ever be sold, leased or otherwise disposed of to any person of African descent.

This consideration has affected the price at which said lots have been sold, and is to be deemed a condition subsequent, upon breach of which said grantee shall forfeit his title, and said grantor, or their heirs or assigns, may re-enter and resume the possession of said land.

The above described lots being conveyed to J. P. Murphy by Margaret M. Strader and Daisy M. Bacot, the latter now residing in Norfolk, Virginia, formerly in the City of Greenville, by deed dated the 18th day of October, 1922, and recorded in Vol. 89, page 230, in the R. M. C. office for Greenville County, State of South Carolina.

State of Tennessee, }
County of Knox, }
I, James D. Poag, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Carrie Murphy, the wife of the within named J. P. Murphy, 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 First Nat. Bank of Greenville, S.C., Trustee for Grace Glenn Ray, its successors and assigns, 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 21st day of June Anno Domini 1932 at Greenville, S. C.
James D. Poag, Notary Public for S. C.
Recorded July 1st, 1932 at 5:55 o'clock, P. M.

The above described land is the same conveyed to me by _____ on the _____ day of _____ 192____, deed recorded in office of Register of Meane 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 First Nat. Bank of Greenville, S.C., Trustee for Grace Glenn Ray, its successors and assigns,

State of Tennessee, }
County of Knox, }
Personally comes before me Lillias Ropp, and made oath that she saw the within named Calvin Holmes and Guy Darst, execute, sign and seal and as their act deliver the within release and that she with H. E. Christman witnessed the execution thereof. Sworn to before me this 29th day of June 1932
Ella M. Davis, Notary Public for Tennessee. My commission expires July 15, 1934. Lillias Ropp.

Release recorded July 1, 1932, at 5:55 P. M.

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 First Nat. Bank of Greenville, S.C., Trustee for Grace Glenn Ray, its successors and assigns

heirs 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 21 day of June in the year of our Lord one thousand nine hundred and thirty two and in the one hundred and fifty 57th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
James D. Poag, J. P. Murphy, (SEAL.)
W. A. Bull, (SEAL.)
(SEAL.)
(SEAL.)

S. C. Revenue Stamps Cancelled, \$3 and 00 Cents.
U. S. Revenue Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA, }
Greenville County, }
PERSONALLY appeared before me James D. Poag,

and made oath that he saw the within named J. P. Murphy,

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with W. A. Bull witnessed the execution thereof.

SWORN to before me, this 21 day of June A. D. 1932 at Greenville, S. C.
W. A. Bull Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
Greenville County, }
RENUNCIATION OF DOWER.

I, James D. Poag, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Carrie Murphy, the wife of the within named J. P. Murphy, 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 First Nat. Bank of Greenville, S.C., Trustee for Grace Glenn Ray, its successors and assigns,

heirs, 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 21st day of June Anno Domini 1932 at Greenville, S. C.
James D. Poag, Notary Public for S. C.
Mrs. Carrie Murphy,

Recorded July 1st, 1932 at 5:55 o'clock, P. M.

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