

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY



OLLIE FARNSWORTH All Men by These Presents:

That I, Robert J. Edwards, as Trustee for James M. Edwards in the State aforesaid, in consideration of the sum of Twenty-Five Hundred and No/100 --- (2,500.00) --- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Annie L. Lindsey, her Heirs and Assigns.

"All that certain piece, parcel or lot of land known and designated as lot #4 on Plat of the Property of James L. Edwards made by Dalton & Neves in April, 1948, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeastern side of Super Highway #29 at the joint corner of lots #3 and 4, and running thence with the line of lot #3, S. 47 E. 325 feet to an iron pin; thence N. 43 E. 192 feet to an iron pin on the Southwestern side of a proposed 36-foot road; thence with said road, N. 47 W. 325 feet to an iron pin on the right-of-way of Super Highway #29; thence with said right-of-way, S. 43 W. 192 feet to the point of beginning."

This conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and it is agreed that the same are for the mutual benefit of the Grantor, Grantee, and other persons owning lots shown on same Plat:

- (1) Said property shall be used for residential purposes for white people only.
- (2) Said property, nor any part thereof, shall ever be used, sold, or otherwise disposed of, to persons of African descent.
- (3) That no filling station, tourist camp, trailer camp, or public dance hall shall be constructed on said property.
- (4) That no dwelling shall be erected upon said lots that costs less than \$10,000, (but this restriction shall not apply to servant's quarters erected on the rear of said lot), nor less than 100 feet from right-of-way of Highway # 29.

This deed is executed pursuant to authority contained in a Decree signed by Honorable J. Robert Martin dated June, 1948, filed in Judgement Roll E, Apartment 7242 and Apartment E-8970.

See Plat recorded in Plat Book " " at 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 said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30th day of June in the year of our Lord One Thousand Nine Hundred and Forty-eight

Signed, Sealed and Delivered in the Presence of

Lucy Nell Holland
J. L. Love

Robert J. Edwards (Seal)
Trustee for James M. Edwards, a person
~~non compos mentis~~ (Seal)

(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Lucy Nell Holland

and made oath that she saw the within named grantor(s) Robert J. Edwards, as trustee for James M. Edwards, a person non compos mentis sign, seal and as his act and deed deliver the within written deed, and that she, with James L. Love witnessed the execution thereof.

Sworn to before me this 30th day of June A. D. 1948
J. L. Love (Seal)
Notary Public for South Carolina

Lucy Nell Holland

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named _____ 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 _____ Heirs and Assigns, 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 _____ day of _____ A. D. 19____

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 15th day of July 1948, at 10: M., No. 56 A. 15432