

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

For True Consideration See Affidavit

Book 11 Page 188

Known All Men by These Presents

FILED GREENVILLE CO. S. C.

That I, D. N. Startzel, in the State aforesaid, in consideration of the sum of Ten and No/100 and other valuable considerations BLUE FURNISHING DOLLARS, R.M.C. 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 C. J. Thompson and Janie Thompson, their heirs and assigns,

"All that lot of land in Greenville Township, Greenville County, State of South Carolina, on the southwest side of Mauldin Street, near the City of Greenville, and being known and designated as Lot No. 9 in Block G, as shown on revised plat of Furman Investment Co. made by J. M. Furman, Jr., Engineer, July, 1923, and having, according to said plat, which is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book F. at Pages 159 and 160, the following metes and bounds, to-wit:

E.G.I.N.T.G. at an iron pin on the southwest side of Mauldin Street, at joint corner of lots Nos. 9 and 10, and running thence with line of lot No. 10 S. 52-20 W. 150.80 feet to an iron pin; thence N. 41-0 E. 52-06 feet to an iron pin joint rear corner of lots Nos. 8 and 9; thence with the line of lot No. 8 N. 52-20 E. 153.23 feet to an iron pin on the southwest side of Mauldin Street; thence with the southwest side of Mauldin Street S. 37-40 E. 52 feet to the point of beginning; being the same property conveyed to the grantor by Charles L. Howard by deed dated August 5th, 1946, recorded in Book of Deeds 307 at Page 275."

This property is conveyed subject to the following restrictions:

- 1. This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
2. No building shall be erected on said lot nearer than 15 feet of Mauldin Street.
3. This property shall not be sold, rented, or otherwise disposed of to negroes or persons of African descent.

As a part of the consideration for this deed, the grantee assumes and agrees to pay a balance of \$7331.29 due on a mortgage executed to Fidelity Federal by grantor, dated October 30th, 1946 and recorded in Volume 354 at Page 30.

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 their 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 23rd day of August in the year of our Lord One Thousand Nine Hundred and forty-eight

Signed, Sealed and Delivered in the Presence of D. N. Startzel (Seal)

Lucy Halland (Seal) Ben C. Thornton (Seal)



State of South Carolina, Greenville County Personally appeared before me Lucy Halland

and made oath that she saw the within named grantor(s) D. N. Startzel sign, seal and as his act and deed deliver the within written deed, and that she, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 27th day of August, A. D. 1948 Ben C. Thornton Notary Public for South Carolina (Seal) Lucy Halland

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances H. Startzel wife of the within named D. N. Startzel 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 C. J. Thompson and Janie Thompson, their 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 27th day of August, A. D. 1948 Ben C. Thornton Notary Public for South Carolina (Seal) Frances H. Startzel

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 42 A. Recorded this 28th day of August 1948 at 9: M. No. 18929

113-6-15