

STATE OF SOUTH CAROLINA, For True Consideration See Affidavit
GREENVILLE COUNTY Book 11 Page 281

OLLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

That Grady F. Bratcher, in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable consideration 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 J. H. Mauldin, his heirs and assigns forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Northern side of Wiuka Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as lots Nos. 3 and 4 of Block M, Section 6, on plat of East Highlands Estates made by R. E. Dalton, Engineer, March 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "O" at Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Wiuka Avenue at joint front corner of lots Nos. 2 and 3 of Block M and running thence with the line of lot No. 2, N. 18-02 E. 170.5 feet to an iron pin on the South side of a 5 foot strip of land reserved for utilities; thence with the South side of said reserved strip, N. 74-45 W. 150 feet to an iron pin; thence S. 18-02 W. 170.3 feet to an iron pin on the North side of said Wiuka Avenue; thence with the North side of Wiuka Avenue, S. 74-40 E. 150 feet to the beginning corner. Being the same premises conveyed to the grantor by Conyers & Gower, Inc. by deed recorded in Book of Deeds 273 at Page 158.

This property is conveyed subject to the following building restrictions:

1. The lot herein conveyed shall be used for residential purposes only.
2. The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
3. No residence shall be erected on said lot costing less than \$3000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

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 his 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 18 day of January in the year of our Lord One Thousand Nine Hundred and Forty-Nine

Signed, Sealed and Delivered in the Presence of

Grady F. Bratcher (Seal)

Ena W. King
Ben C. Thornton



State of South Carolina, Greenville County

Personally appeared before me Ena W. King

and made oath that she saw the within named grantor(s) Grady F. Bratcher 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 18 day of January, A. D. 1949
Ben C. Thornton (Seal)
Notary Public for South Carolina

Ena W. King

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. Katherine S. Bratcher wife of the within named Grady F. Bratcher 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 J. H. Mauldin, his 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 18th day of January, A. D. 1949
Ben C. Thornton (Seal)
Notary Public for South Carolina

Katherine S. Bratcher

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 29th day of January 1949 at 12:02 PM #2188

264-14-425