



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Roy L. Morgan in consideration of the sum of Six Hundred Fifty and no/100 (\$650.00)**** in the State aforesaid, 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 Floyd K. Smoak, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Parkins Mill Road in the City of Greenville, State and County aforesaid, being shown as Lot No. 8 of Block "D", Section 2 on Plat of East Highlands Estates, made by Dalton and Neves, Engineers, May 1940, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "K" page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Parkins Mill Road and a 5 foot strip of land reserved for utilities and thence along the Northern edge of the strip of land reserved for utilities S. 48-27 E. 192 feet to an iron pin; thence continuing along the Northwestern edge of the strip of land reserved for utilities N. 31-06 E. 75 feet to an iron pin; thence N. 48-27 W. 192 feet to an iron pin on the Southeastern side of Parkins Mill Road; thence with the Southeastern side of Parkins Mill Road S. 31-06 W. 75 feet to the beginning corner.

These lots are conveyed subject to the following building restrictions:

- (1) The lots herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
(2) The lots herein conveyed shall be used exclusively for residential purposes.
(3) No residence shall be erected on said lots costing less than \$2,000.00.
(4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.

This is part of the same property conveyed to me by deed of Lewis H. Sumeral, dated August 25, 1947 and recorded in the R.M.O. Office for Greenville County, S. C. in Deed Book 318, page 325.

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 3rd. day of June in the year of our Lord One Thousand Nine Hundred and Forty-nine

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Harry R. Stephenson, Jr. and Schaefer B. Kendrick.



Handwritten signature of Roy L. Morgan with (Seal) markings.

State of South Carolina, Greenville County

Personally appeared before me Harry R. Stephenson, Jr.

and made oath that he saw the within named grantor(s) Roy L. Morgan sign, seal and as his act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 3rd. day of June, A. D. 1949. Schaefer B. Kendrick, Notary Public for South Carolina

Handwritten signature of Harry R. Stephenson, Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. DOROTHY H. MORGAN wife of the within named Roy L. Morgan 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 Floyd K. Smoak, 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 3rd. day of June, A. D. 1949. Schaefer B. Kendrick, Notary Public for South Carolina

Handwritten signature of Mrs. Dorothy H. Morgan

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 3rd. day of June, 1949, at 11:50 A.M., No. 13150

264-2-21