

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FILED  
GREENVILLE CO. S. C.  
DEC 1 4 17 PM 1949

For True Consideration See Affidavit  
Book 12, Page 184

Know All Men by These Presents:

That I, Eugene H. Edwards  
in consideration of the sum of TEN & NO/100  
and other valuable considerations  
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

Joseph L. Hall and Ethel L. Hall, their heirs and assigns

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Ethelridge Drive between the Franklin Road and Peacon Street, in the Sans Souci section of Greenville County, about two miles north of the City of Greenville, said lot having the following lines, courses and distances:

BEGINNING At an iron pin on the southern edge of a five foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots Nos. 4 and 5; thence along the southern edge of said sidewalk, N. 78-36 E. 60 feet to an iron pin, joint front corner of lots Nos. 5 and 6; thence S. 5-35 E. 150 feet to an iron pin, joint rear corner of Lot 5; thence S. 78-36 W. 60 feet, to an iron pin, joint rear corner of Lots Nos. 4 and 5; thence along the eastern line of Lot No. 4, N. 5-35 W. 150 feet, to an iron pin, the beginning corner, said lot being known and designated as Lot No. 5 on Plat of said property recorded in the Office of the Register of Mesne Conveyance in Plat Book B, at page 63, which plat is hereby referred to and made a part hereof. Grantor to pay the 1949 taxes.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of 25 years from the date hereof:

1. Said property shall be used for residential purposes only.
2. No residence shall be erected thereon at a cost of less than \$2500.00.
3. No house shall be erected thereon nearer the southern edge of said sidewalk running along Ethelridge Drive than 20 feet.
4. Said property shall not be sold to any person of African Descent. Same property conveyed to me by deed recorded in Deed Book 355, P. 275 said RMC Office.

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 1st day of December in the year of our Lord One Thousand Nine Hundred and forty-nine

Signed, Sealed and Delivered in the Presence of

Mollie F. Wood  
William I. Bouton



Eugene H. Edwards

(Seal)

(Seal)

(Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Mollie F. Wood

and made oath that she saw the within named grantor(s) Eugene H. Edwards

written deed, and that she, with William I. Bouton sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of December, A. D. 1949

William I. Bouton (Seal)  
Notary Public for South Carolina

Mollie F. Wood

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, GRANTOR UNMARRIED

, 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 1st day of December 1949, at 4:17 P. M., No. 28496

169-8-7