

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS

State Of South Carolina

Greenville COUNTY
For True Consideration See Affidavit
Book 12 Page 65



Know All Men by These Presents:

That I, Wm. S. Moore in the State aforesaid,
in consideration of the sum of One (\$1.00) DOLLARS,
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 Daniel Carl Boozer and Mildred T. Boozer and their heirs and assigns: All of that parcel or lot of land situate and being in Chick Springs Township of Greenville County, South Carolina, near the incorporate limits of Greer and North therefrom, lying on the West side of Morrow Street, being all of lot No. 6 on a plat of property made for Wm. S. Moore by H.S. Brockman, Surveyor, dated April 24, 1944, recorded in the R.M.C. Office for Greenville County, having the following courses and distances: BEGINNING on a stake on the western edge of Morrow Street, joint corner of lots Nos. 6 and 7, and runs thence with said street S. 32.41 W. 100 feet to a stake, joint corner of lots Nos. 5 and 6; thence N. 66.24 W. 165.5 feet to a stake; thence N. 34.56 E. 100 feet to a stake; thence S. 66.39 E. 161.6 feet to the beginning corner.

This property is conveyed subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or his heirs, executors and assigns, except as against lien creditors, and for a violation of the other conditions and restrictions, the grantor shall have the right of re-entry, abatement and suit, without liability for damages, to wit: First: No part of the premises shall be sold, rented, leased, occupied, except by servants of owners or tenants who occupy, or otherwise disposed of to any persons not of the Caucasian race, nor to any corporation or company in which the larger part of the stock or controlling interest is owned or controlled by persons not of the Caucasian race. Second: No part of the property hereby conveyed shall be used other than for residential purposes and no hogs, pigs or cows shall be kept thereon. Third: No house shall be built on this property costing less than \$5,000.00. The above conditions and restrictions shall remain in full force and effect for a period of thirty (30) years from the date of this deed.

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 12th day of December in the year of our Lord One Thousand Nine Hundred and Forty-nine.

Signed, Sealed and Delivered in the Presence of
Martha Freeman
H.D. Hawkins
[Signatures and Seals]

State of South Carolina
Greenville COUNTY
Personally appeared before me Martha Freeman
and made oath that she saw the within named grantor(s) Wm. S. Moore
sign, seal and as his act and deed
witnessed the execution thereof.
Sworn to before me this 12th day of December, A. D. 1949.
H.D. Hawkins (Seal)
Notary Public for South Carolina

State of South Carolina
Greenville COUNTY
RENUNCIATION OF DOWER
I, H.D. Hawkins Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Maysie K. Moore
wife of the within named Wm. S. Moore
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 Daniel Carl Boozer and Mildred T. Boozer, 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 12th day of December, A. D. 1949.
H.D. Hawkins (Seal)
Notary Public for South Carolina
Maysie K. Moore

Cancelled documentary stamps attached: S. C. \$ 3rd. day of January, 1950, at 4:00 P. M., No. 111

G15-1-5

For Release of Restrictions See Deed Book 905 Page 484