

STATE OF SOUTH CAROLINA, FEB 25 9 17 AM
GREENVILLE COUNTY

Know All Men by These Presents:

We, Annie Lou Newman, individually, and J. L. Newman, individually and as
That Administrator, c.t.a. of the Estate of Mary Ella McDaniel, Deceased in the State aforesaid.
in consideration of the sum of - - Five and no/100 (\$5.00) - - - - - DOLLARS,
love and affection

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby ac-
knowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Eugene W. Beacham and Elizabeth Newman Beacham, their heirs and assigns, all that piece, parcel
or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located
on the east side of McDaniel Avenue and designated as Lots "31 and "32 of the property of
McDaniel Heights, plat of which is recorded in the R.A.C. Office for Greenville County in Plat
Book "D", at page 214 and having according to said plat the following rates and bounds, courses
and distances, to wit:

BEGINNING at an iron pin at the Northwestern intersection of McDaniel Avenue and Ben Street
and running thence along the Northern side of Ben Street due west 177.4 feet to an iron pin
at the joint corner of Lots "30 and "31; thence along the joint line of Lots "30, "31 and "32
due south 14-29 1/8 feet to an iron pin; thence due East 177.4 feet to an iron pin in the line of
McDaniel Avenue; thence along the Western side of McDaniel Avenue 14-29 1/8 feet to the
point of beginning.

The Grantor, Annie Lou Newman, has a life interest in said property with power of disposal with
remainder to her husband, John L. Newman, and their daughter, Elizabeth Newman Beacham, under
the will of Mary Ella McDaniel, deceased, filed in the Office of the Probate Judge for Green-
ville County in Apt. 484, file 17. This conveyance is made by consent and agreement of all
the heirs and distributees under said will.

This property is sold subject to the following building restrictions:

- 1. The property herein conveyed shall be used exclusively for residential purposes.
- 2. The front portion of any building to be constructed upon said property shall not be nearer
than 40 feet to McDaniel Avenue.
- 3. No building other than outhouses shall be erected upon said property costing less than the
sum of \$10,000.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-
longing 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 15th day of February in the year
of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of
Choice Schroder
J. L. Hinson
Annie Lou Newman (Seal)
J. L. Newman (Seal)
J. L. Newman, Individually and as (Seal)
Administrator, c.t.a. of the Estate of (Seal)
Mary Ella McDaniel, Deceased.

State of South Carolina, } Personally appeared before me *Choice Schroder*
Greenville County }
and made oath that she saw the within named grantor(s) *Annie Lou Newman*, individually, and *J. L. Newman*,
individually and as Administrator, c.t.a. of the Estate of *Mary Ella McDaniel*, deceased, their act and deed deliver the within
written deed, and that she, with *J. L. Hinson* witnessed the execution thereof.

Sworn to before me this 15th day of February, A. D. 19 50.
J. L. Hinson (Seal)
Notary Public for South Carolina
Choice Schroder

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, _____ 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, vol-
untarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever re-
linquish 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_____

Notary Public for South Carolina