

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, John B. Patton, in the State aforesaid,
in consideration of the sum of Five Hundred Fifty and No/100 (\$550.00) ----- DOLLARS,
and assumption of mortgage hereinbelow referred to,

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 JAMES JOHN PAPPAS, his heirs and assigns, all that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the Laurens Road Subdivision of the property of Emma C. Poag, as shown on plat of said subdivision made by Dalton & Neves in June, 1939, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "K", at page 68, and being known on said plat as Lot # 17, said lot being more fully described by metes and bounds, as follows:

BEGINNING at an iron pin on James Street at the joint corner of Lots # 16 and # 17, and running thence with the joint line of said lots # 16 and # 17 S. 55-45 E. 174.9 feet to an iron pin; thence N. 38-25 E. 70.2 feet to an iron pin at joint corner of Lots # 17 and # 18; thence along joint line of said lots # 17 and # 18 No. 55-45 W. 179.8 feet to an iron pin on James Street; thence with James Street S. 34-15 W. 70 feet to an iron pin, which is the beginning corner.

The above lot is conveyed subject to the following restrictions:

- (1) The lot of land hereby conveyed shall be used exclusively for single family residence, for white persons only (except as to servants of occupants), and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which would render neighboring property less desirable for residential purposes.
- (2) No residence, other than outbuildings appurtenant to building costing less than \$2,000.00, shall be erected thereon prior to Jan. 1, 1986.
- (3) No surface closet or cess pool shall ever be used on said lot but only septic tanks or other sewers.
- (4) The lots shall not be recut and only one dwelling erected thereon.
- (5) No house shall be erected on this lot less than 30 feet from the highway line.

As a part of the consideration hereof the herein named grantee assumes and agrees to pay, according to its terms, that certain note and mortgage dated April 5, 1949, given by John B. Patton to C. Douglas Wilson & Co., recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Volume 419, page 543, and having as of March 23, 1950, a principal balance due of \$7,217.74. Grantee herein is to pay the 1950 taxes on the above-described property.

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.

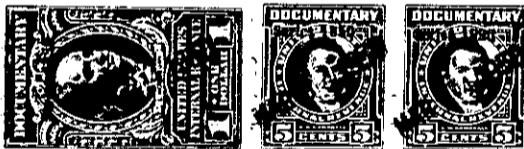
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 23rd day of March in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Waco F. Childers, Jr.
Edward Ryan Hamer

John B. Patton (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Waco F. Childers, Jr.

and made oath that he saw the within named grantor(s) John B. Patton sign, seal and as his act and deed deliver the within written deed, and that he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 23rd day of March, A. D. 19 50
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Waco F. Childers, Jr.

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alva A. Patton wife of the within named John B. Patton 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 James John Pappas, 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 23rd day of March, A. D. 19 50
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Alva A. Patton

Cancelled documentary stamps attached: S. C. \$ -----; U. S. \$ -----
Recorded this 24th day of March 19 50 at 10:18 A. M., No. 7164

198-2-15