

TITLE TO REAL ESTATE - Offices of ANNA M. BEATY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARRIS WORTH R.M.C

Know All Men by These Presents:

That I, Lillie A. Merritt, in the State aforesaid, in consideration of the sum of Six hundred seventy-five no/100 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 James R. Hall

All that certain lot of land in Greenville Township, Greenville County, State of South Carolina, about 5 miles west of the City of Greenville, on the White Horse Road, being known and designated as Lot No. 12 on plat of property of W. F. Childers made by W. J. Riddle, Surveyor, March 7, 1940, and having the following metes and bounds:

BEGINNING at a stake on the White Horse Road, at corner of Lot No. 11, and running thence with White Horse Road N. 11-30 W. 68.5 feet; thence still with White Horse Road N. 4-23 W. 7.4 feet to stake at corner of Lot No. 13; thence with line of Lot No. 13, S. 70-30 W. 250 feet, more or less, to stake at joint corner of Lots Nos. 12, 13, 28 and 29; thence with line of Lot No. 28, S. 19-30 E. 75 feet to stake at corner of Lot No. 11; and thence with line of Lot No. 11, N. 70-30 W. 239 feet, more or less, to the beginning corner; being the same conveyed to me by L. P. Hutchins by deed dated September 14, 1948, and recorded in the R. M. C. Office for Greenville County in book 359, page 165.

This conveyance is made subject to the following conditions and restrictions:

- 1. Any dwelling erected on said property will cost not less than \$4,000.00, except servant's house or other building appurtenant to the main dwelling.
2. No building on the property shall be nearer the property line on White Horse Road than 40 feet.
3. The property shall be used for residence purposes only.
4. The property shall never be sold to any person of the African race.

Taxes to be prorated.

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 26th day of September in the year of our Lord One Thousand Nine Hundred and fifty

Signed, Sealed and Delivered in the Presence of

Lillie A. Merritt (Seal)

Anna M. Beaty (Seal)

Elizabeth E. Beaty (Seal)



State of South Carolina, Greenville County

Personally appeared before me Elizabeth E. Beaty

and made oath that she saw the within named grantor(s) Lillie A. Merritt sign, seal and as her act and deed deliver the within written deed, and that she, with Anna M. Beaty witnessed the execution thereof.

Sworn to before me this 26th day of September, A. D. 1950. Anna M. Beaty (Seal) Notary Public for South Carolina

Elizabeth E. Beaty (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

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, 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 27th day of September 19 50 at 9:05 A. M., No. 23453

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