



STATE OF SOUTH CAROLINA, DEC 17 11 37 AM
GREENVILLE COUNTY

CLIE F. ... R.M.C. Known All Men by These Presents:

That I, W. H. Brown in the State aforesaid, in consideration of the sum of Fourteen Hundred (\$1400.00) 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 Mabel Virginia Morgan

All that piece, parcel and lot of land lying and being in County and State aforesaid, on the north side of the Easley Bridge Road, known as a portion of the Old J. R. Yawn property and being cut from a larger parcel of land conveyed to W. H. Brown by Paul R. Payne and others by deed dated July 30, 1943, recorded in Deed Book 255, Page 232, R. F. C. Office, Greenville County. The lot here conveyed is known and designated as lot number 1 of a subdivision made by C. C. Jones, Engineer under date of November 19, 1951. It begins on the northern edge of the Easley Bridge Road at joint front corner of lots numbers 1 and 2 on the Jones plat and runs thence along the joint line of lots numbers 1 and 2 N. 30-30 W. 428.9 feet to iron pin at joint rear corner of lots numbers land 2; thence N. 74-30 E. 82.64 feet to corner at iron pin; thence S. 30-30 E. 407.6 feet to iron pin on north side of Easley Bridge Road; thence along the northern side of Easley Bridge Road S. 59-30 W. 80 feet to the beginning corner.

It is understood and agreed and made a part and parcel of this instrument that this property is conveyed subject to the provisions and restrictions as follows, to-wit: (1) No building shall be constructed on the lot within 35 feet of the Easley Bridge Road. (2) The property shall be used for residential purposes only. (3) No residence shall be constructed on the described lot costing less than \$7500.00. (4) The described property shall never be rented or sold to any person of any other than the Caucasian Race.

The beginning point is 80 feet south 59-30 west from the Woods property, and the eastern boundary of the lot here conveyed is likewise the Woods property, with the northern boundary being the Hendrick 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 her Heirs and Assigns forever.

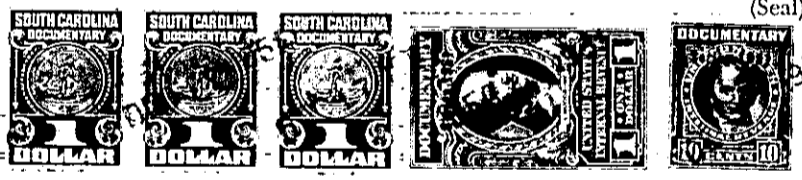
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 20th day of November in the year of our Lord One Thousand Nine Hundred and fifty one

Signed, Sealed and Delivered in the Presence of

W. H. Brown (Seal)

Virginia Richardson
Jas. M. Richardson



State of South Carolina, Greenville County

Personally appeared before me Virginia Richardson

and made oath that s he saw the within named grantor(s) W. H. Brown sign, seal and as his act and deed deliver the within written deed, and that she, with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 20th day of November, A. D. 19 51 Notary Public for South Carolina

Virginia Richardson (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Jas. M. Richardson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named W. H. Brown 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 Mabel Virginia Morgan and her 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 20th day of November, A. D. 19 51 Notary Public for South Carolina

Thalia S. Brown