

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

OLLIE FARNSWORTH
R. M. C.



Know All Men by These Presents:

That We H. H. Kerns and wife Zona Kerns of Greenville County ----- in the State aforesaid, in consideration of the sum of One Thousand and No/100 (\$1,000.00) ----- DOLLARS, and Mortgage of Two Thousand, by Haskell H. Martin & wife Carobel C. Martin 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 Haskell H. Martin and Carobel C. Martin, and their heirs and assigns for ever.

All that Piece or parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, and containing four and one half acres more or less, known and described as Tract # 2 of the H. S. Garrison Subdivision as shown by plat of same recorded in the R.M.C. Office for Greenville County in Plat Book _____ page _____, and according to said Plat more particularly described as follows;

BEGINNING at an iron pin on the east side of U.S. Highway #29 at corner of Tract #1 shown on said plat and running thence along line of said tract N. 76-45 E. 510 feet to iron pin; thence N. 15-20 W. 345 feet to iron pin to rear corner of Tract # 3; thence along line ~~of~~ of said tract No 3. S. 77-12 W. 615 feet to iron pin on east side of said Highway; thence along said side of said Highway S. 29-05 E. 140 feet to bend; thence along said Highway S 35-15 E. 228 feet to the point of Beginning.

B eing the same property conveyed to us by H. S. Garrison as shown by Deed Recorded in the R.M. C. Office for Greenville County S.C. in Vol 318 Page 416 dated August 28th 1947.

This property Subject to restrictions by H. S. Garrison, Subvidision ;

- No. 1 No Dweling shall be erected costing less that \$3,000.00 with the exception of tenant dweling on back of property.
- No 2- The Property shall never be sold, alienated, leased or occupied by negroes.
- No.3- No roadhouse, night club, or places for sale of Beer or other alcoholic drinks shall be maintained or operated on said property, and said property shall not be used in any other manner so as to constitute a nuisance.

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.

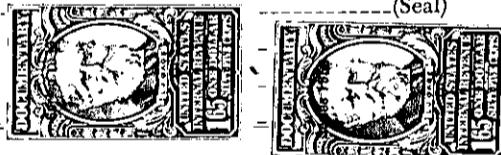
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 25th day of May in the year of our Lord One Thousand Nine Hundred and Fifty One

Signed, Sealed and Delivered in the Presence of

Lucy F. McCauley
P. B. McCauley

H. H. Kerns (Seal)
Zona Kerns (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Lucy F. McCauley

and made oath that she saw the within named grantor(s) H. H. Kerns and Zona Kerns sign, seal and as their act and deed deliver the within written deed, and that she, with P. B. McCauley witnessed the execution thereof.

Sworn to before me this 25th day of May A. D. 19 51
P. B. McCauley (Seal)
Magistrate Notary Public for South Carolina

Lucy F. McCauley

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, P. B. McCauley a Magistrate Notary Public do hereby certify

unto all whom it may concern, that Mrs. Zona Kerns wife of the within named H. H. Kerns 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 Haskell H. Martin & Carobel C. Martin and 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 25th day of May A. D. 19 51
P. B. McCauley (Seal)
Magistrate Notary Public for South Carolina

Zona Kerns

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 7th day of January 1954 at 11:02 A. M., No. 391