

5M-9-57
TITLE OF REAL ESTATE —Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, M. W. Fore in consideration of the sum of Four Hundred & NO/100 (\$400.00) in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said N. J. Rowe and Georgina Rowe, their heirs and assigns forever:

ALL that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 137, as shown on a Plat of Section No. 2, Caroline Court, dated November 1953 by Dalton & Neves, recorded in the R. M. C. Office for Greenville County in Plat Book GG, at Page 21, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Manchester Avenue at joint front corners of Lots 136 and 137 and running thence along the line of said, N. 25-15 E. 240 feet to iron pin; thence running S. 64-45 E. 100 feet to iron pin at rear corner of Lot 138; thence running with line of said lot, S. 25-15 W. 240 feet to iron pin on Manchester Avenue; thence running with said Avenue, N. 64-45 W. 100 feet to iron pin at point of beginning.

THAT the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent; no residence to cost less than Seven Thousand and Five Hundred (\$7,500.00) Dollars shall be erected on said lots; no residence shall be erected on lots nearer the front line than building line as shown on plat; no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks. No business buildings shall be erected on any lot other than lots fronting on U. S. Highway # 29.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay taxes for the year 1958;

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 8th. day of September in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of
Hazel Christie (Seal)
V. Earlene Watson (Seal)

State of South Carolina
COUNTY OF GREENVILLE
Personally appeared before me Hazel Christie

and made oath that she saw the within named grantor(s) M. W. Fore sign, seal and as his act and deed deliver the within written deed, and that she, with V. Earlene Watson witnessed the execution thereof.

Sworn to before me this 8th. day of September, 1958
V. Earlene Watson (Seal)
Notary Public for South Carolina

Hazel Christie (Seal)

State of South Carolina
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER
I, V. Earlene Watson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Fore wife of the within named M. W. Fore 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 N. J. & Georgina Rowe, 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 8th. day of September, 1958
V. Earlene Watson (Seal)
Notary Public for South Carolina

Aubrey C. Fore (Seal)

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 9:00 A. M.
Recorded this 10th day of September 1958, at / M., No. 6637
6637-1-4