

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED AUG 1 9 1962

Know All Men by these Presents:

That L. W. Cranford and Eleanor Cranford in the State aforesaid, in consideration of the sum of ONE AND NO/100THS (\$1.00) - - - - - 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 Colonial Mortgage & Realty Company, its successors and assigns:

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot 39, on Beaumont Drive in Section A of Englewood Estates as shown by a plat thereof, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book Y, at Page 140, and having the following metes and bounds:

BEGINNING at an iron pin on the east side of Beaumont Drive at joint front corners of lots 38 and 39 and running N. 2-30 E. 75 feet to an iron pin on said drive at joint front corners of lots 39 and 40; thence with the line of lots 39 and 40 S. 87-30 E. 150 feet to an iron pin at joint corners of lots 40, 31, 32 and 39; thence with the line of lots 32 and 39 S. 2-30 W. 75 feet to an iron pin at rear corners of lots 32, 33, 38 and 39; thence with the line of lots 38 and 39 N. 87-30 W. 150 feet to an iron pin on Beaumont Drive, the point of beginning.

Restrictions: The above described property shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence shall be erected at a cost of less than \$5000.00; no residence shall be erected nearer than 50 feet to the front line and no temporary dwelling shall be erected on said property.

This property is conveyed subject to any rights of way not existing.

This being the same property conveyed to the grantors herein by deed recorded in Deed Book 665 at Page 228.

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 its successors 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 28th day of July in the year of our Lord One Thousand Nine Hundred and Sixty Two

Signed, Sealed and Delivered in the Presence of W. Harold Fleming, Edgar W. Deasley, L. W. Cranford, Eleanor Cranford

STATE OF SOUTH CAROLINA, Greenville County Personally appeared before me W. HAROLD FLEMING

and made oath that he saw the within named grantor(s) L. W. Cranford and Eleanor Cranford sign, seal and as their act and deed deliver the within written deed, and that he, with James L. Love, Edgar W. Deasley witnessed the execution thereof.

Sworn to before me this 28th day of July, A. D., 1962 Notary Public for South Carolina W. Harold Fleming

STATE OF SOUTH CAROLINA, Greenville County I, Edgar W. Deasley Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eleanor Cranford wife of the within named L. W. Cranford 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 Colonial Mortgage & Realty Co. its successors and Assigns, all her interest and estate, and also 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 28th day of July, A. D., 1962 Notary Public for South Carolina Edgar W. Deasley

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded, this 1st day of August 1962, at 9:30 A. M., No. 3228

145-404-3-16