

State of South Carolina
Greenville County

Whereas, the property hereinafter described was conveyed to William H. Beattie and A. M. Rickman as Trustees for A. Eliza Marshall, et al, by deed recorded in R. M. C. 2 for Greenville County, in Book 112, page 590, in which deed the grantors appointed an executive committee composed of S. M. Beattie, C. B. Withington and Alfred W. Marshall to manage, control and authorize the sale of said property, and,

Whereas, the said deed further provided that the Trustees shall hold legal title to said property and convey same upon request of the Executive Committee, or majority of said committee, and

Whereas, said Committee have requested that the within conveyance be made to Ralph C. Hammett,
Now Therefore

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, William H. Beattie, and A. M. Rickman as Trustees for A. Eliza Marshall, et al

In the State aforesaid, in consideration of the sum of Nine Hundred Thirty Five DOLLARS, to us in hand paid at and before the sealing of these presents by Ralph C. Hammett

(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 Ralph C. Hammett

All that piece, parcel or lot of land in Township Greenville County, State of South Carolina, in the City of Greenville, on the west side of Central Avenue, known as Lot no 5 on plat of the Marshall Estate made by Dalton & Nevers, May 1, 1922, and recorded in Plat Book H, page 253, and having the following courses and distances according to said plat:

Beginning at an iron pin on the west side of Central Avenue, 200 feet East of Marshall Avenue, corner of Lot no 4, and running thence with line of Lot no 4 N. 41. 54 W. 140 feet to iron pin, thence N. 48. 06 E. 60 feet to iron pin, corner of Lot no 6; thence N. 48. 06 E. 60 feet to iron pin, corner of Lot no 6; thence with line of said lot S. 37. 48 E. 140. 3 feet to iron pin on Central Avenue; thence with Central Avenue S. 48. 06 W. 50 feet to beginning corner.

Subject to the following restrictions:

1. No residence shall be erected in less than twenty feet of the street in which said lot faces, and no garage shall be built nearer than twenty feet of a street line.
2. No residence costing less than \$2,000.00 shall be erected on the within described lot.
3. Lots to be used for residential purposes only.
4. Lots not to be subdivided so as to face in any other direction.
5. No lot shall be rented or otherwise disposed of to persons of African descent.

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 said Ralph C. Hammett,

his heirs and assigns, forever.

AND we our selves, our successors do hereby bind ourselves, our successors below, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Ralph C. Hammett, his heirs and assigns, against us and our succession heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal, this 13th day of March in the year of our Lord one thousand nine hundred and thirty-two and in the one hundred thirty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
J. L. Williams } William H. Beattie (L. S.)
J. B. Sprales } A. M. Rickman (L. S.)
as Trustees for A. Eliza Marshall, et al (L. S.)

5. C. Revenue Stamps Cancelled
U.S. Dollars
2.00 Cents

THE STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, J. L. Williams
and made oath that he saw the within named William H. Beattie, and A. M. Rickman as Trustees for A. Eliza Marshall, et al

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with J. B. Sprales witnessed the execution thereof.
SWORN to before me, this 13th day of March A. D. 1932
Jas. H. Woodside (L. S.)
Notary Public for S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville, RENUNCIATION OF DOWER
I, _____, 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 the within named _____ 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_____
Notary Public for S. C. (L. S.)
Recorded March 13th 1932 at 12:15 o'clock, P. M.

For Authority of Executive Committee See Plat Book 183 page 322.

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