

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Margaret H. Beattie, by my attorney in fact, H. C. Beattie (See Book 153, Page 567, Office of R. M. C. for said County for Record of Power of Attorney

in the State aforesaid. in consideration of the sum of Seven thousand dollars and assumption of mortgage to me paid by H. J. Martin

in the State aforesaid, 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 H. J. Martin

all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina.

Containing 47.68 acres, more or less, being the same conveyed to Margaret H. Beattie by Franklin Real Estate and Investment Company by deed dated January 27, 1930, recorded in R. M. C. Office for said County in Book 132, Page 133, reference to said deed being hereby made for a more particular description, excepting hereover from this conveyance those four lots heretofore conveyed by Margaret H. Beattie to Anna M. Beatty and H. J. Martin out of the above described tract, known as lots one, five, nine and twenty-two on Plat of said tract made by Dalton & Neuse, Engineers, 1930, said Plat being of record in Plat Book 1, Page 1.

This conveyance is made subject to the following limitations and restrictions: This property or any subdivision thereof shall be limited to the use for residence purposes only and for white people, residence thereon to cost not less than the following:

- On lots fronting on Franklin Road to the extension of Rutledge Avenue, \$4,000.00.
- On lots fronting on Rodney Avenue from Franklin Road to Rutledge Avenue \$4,000.00.
- On lots fronting on Decatur Street from Middleton Street to Rodney Avenue \$4,000.00.
- On lots fronting on Rutledge Avenue from Middleton Street to Rodney Avenue \$4,000.00.
- On all other lots on said property residence to cost not less than \$3,000.00.

These restrictions shall not apply to lots one, five, nine and twenty-two, above mentioned. The grantee herein assumes and agrees to pay note of Margaret H. Beattie to H. C. Beattie and assigned to J. J. Rosabond, secured by mortgage recorded in Book 223, Page 208, and note of Margaret H. Beattie to Liberty Life Insurance Co., secured by mortgage recorded in Book 216, Page 204.

The above described land is... the same conveyed to me by... on the... day of... 19... deed... recorded in office of Register of Mesne Conveyance for Greenville County, in Book... Page... 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 premises before mentioned unto the said H. J. Martin, his heirs and assigns forever.

AND, I myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said H. J. Martin, his heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 23rd day of August in the year of our Lord one thousand nine hundred and thirty and in the one hundred and fifty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Mary S. Wilburn Margaret Hays Beattie (SEAL.) Julius H. Charles By H. C. Beattie (SEAL.) Attorney-in-fact (SEAL.) (SEAL.)

S. C. Revenue Stamps Cancelled, \$ 14 and 00 Cents. U. S. Revenue Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me... and made oath that she saw the within named Margaret H. Beattie, By H. C. Beattie Attorney-in-fact sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with Mary S. Wilburn witnessed the execution thereof.

SWORN to before me, this day of August A. D. 1930 Mary S. Wilburn Notary Public for S. C. Julius H. Charles

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the 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 Anno Domini 19... (L. S.) Notary Public for S. C. Recorded Aug 30 1930 at 4:00 o'clock P. M.

END OF DEED