

Quitclaim Deed

State of South Carolina
County of Greenville

It herean, Title Guarantie & Trust Co., by deed dated June 30, 1927, recorded in R. M. C. Office for Greenville County, in Vol. 141, page 233, conveyed the following described real estate unto F. H. Smith and whereas, the record of said deed fails to show any words of inheritance, and whereas, the said deed was intended to convey the said property to F. H. Smith, his heirs and assigns, in fee simple, and whereas, said original deed has been lost or destroyed and cannot be found after due and diligent search, and whereas, the said F. H. Smith conveyed the said lands to M. J. Wharton by deed dated Jan. 12, 1928, recorded in R. M. C. Office for Greenville County in Vol. 137, page 144, and whereas, the said M. J. Wharton conveyed the said lands unto Oakland Investment Corp. by deed dated Feb. 20, 1929, recorded in R. M. C. Office for Greenville County in Vol. 148, page 41, and whereas, the said Oakland Investment Corporation now holds title to said lands;

Now, therefore, this deed is given to correct the error of record in the said original deed from Title Guarantie & Trust Co. to F. H. Smith and to perfect the title to the subsequent and present owner.

Know All Men By These Presents That Title Guarantie & Trust Co. (a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville in said County and State) as Trustee, in consideration of the sum of Ten Dollars to it in hand paid at and before the sealing of these presents by Oakland Investment Corporation (the receipt whereof is hereby acknowledged) and for other good and valuable considerations, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said Oakland Investment Corporation,

All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville being known and designated as Lot no. (19) Nineteen of the North Hills' property of Title

Guarantie and Trust Co. (which subdivision lies partly within and partly just outside the present city limits of Greenville) according to a plat thereof made by P. C. Dalton, dated April 1925, and recorded in the office of Register of State, in Plat Book, H: page 92. This lot having the following metes and bounds:

Beginning at a point on the west side of Bennett Street, 140 feet south of Russell Avenue, and running thence along Lot no. 18 N. 70-30 24.165 feet, thence S. 19-30 W. 70 feet to rear corner of Lot no. 20; thence along Lot no. 20 S. 70-30 E. one hundred sixty-five (165) feet to a stake on Bennett Street; thence along Bennett Street N. 19-30 E. 70 feet to the beginning point.

This is a portion of the land conveyed to said grantor as Trustee by P. C. Keer and others, by deed dated Jan. 25, 1925, and recorded in said office in Deed Book 100, at page 423; these presents being executed in accordance with the terms of said trust deed.

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 Oakland Investment Corporation, its successors and assigns forever, subject, however, to the following restrictions and conditions to-wit:

(1.) The lot of land hereby conveyed shall be used exclusively for residential purposes of white persons only (except as to servant of occupants) and shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

(2.) No residence (other than out building appurtenant to dwelling) costing less than Five Thousand (\$5,000.00) Dollars shall be erected thereon prior to Jan. 1st, 1942.

(3.) The grantor reserves to itself and its successors the right to authorize the