

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

Greenville County

KNOW ALL MEN BY THESE PRESENTS, That Harriett M. Donaldson,

In the State aforesaid, in consideration of the sum of Eight Hundred Fifty & no/100 Dollars,

to me paid by Thrace W. Baker,

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 Thrace W. Baker,

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

being more particularly described as follows:

Beginning at an iron pin on the Western side of McDaniel Avenue, which point is the joint corner of the lot herein described and an unnamed street, and running thence with McDaniel Avenue S. 9-45 W. 75 feet to an iron pin, joint corner of Lots Nos. 7 and 8; thence with joint line of Lot No. 8, N. 80-15 W. 180 feet to an iron pin; thence N. 9-45 W. 75 feet to an iron pin; thence S. 80-15 W. 180 feet to the beginning corner. The above described lot is known and designated as Lot No. 7 on Plat of property of the T. Q. Donaldson Estate, which Plat is recorded in Plat Book G, page 157, R. M. C. Office for Greenville County, and the above described lot is one of the lots conveyed to John O. Donaldson by T. Q. Donaldson, et al, by deed dated September 13, 1927, and recorded in Deed Book 130, page 135, R. M. C. Office for Greenville County, and said lot was inherited by me under the will of John O. Donaldson, deceased, which is on file in the Probate Judge's office for Greenville County, S. C.

The above lot is conveyed subject to the following building restrictions, which are for the joint benefit of the owners of all lots shown on said Plat:

- 1. The lot shall be used for residential purposes for white people only.
- 2. No residence shall be erected nearer McDaniel Avenue than twenty-five feet.
- 3. No residence costing less than \$3,000.00 shall be erected on said lot.

The above described land is the same conveyed to me by _____ on the _____ day of _____, 1934, deed recorded in office of Register of Deeds 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 here described unto the said Thrace W. Baker, her

AND I _____ do hereby and myself my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Thrace W. Baker, her heirs and assigns, against me 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 26th day of April, 1934, in the year of our Lord one thousand nine hundred and thirty four 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: J. P. Webster, Harriett M. Donaldson, John M. McCullough, (SEAL) (SEAL)

S. C. Stamp Cancelled, \$2 and 00 cents. U. S. Stamps \$1.00

Georgia STATE OF GEORGIA Fulton County

PERSONALLY appeared before me J. P. Webster, and made oath that he saw the within named Harriett M. Donaldson, sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with John M. McCullough, witnessed the execution thereof.

SWORN to before me, this 26th day of April, A. D. 1934. Edna W. Lee, Notary Public for Georgia (L. S.) My commission expires July 3, 1934. J. P. Webster

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 _____, A. D. 1934. _____ (L. S.) Notary Public for S. C.