

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Frances Lawton Farrar, nee Frances E. Lawton,

in the State aforesaid
in consideration of the sum of Two hundred and no/100 Dollars,
to me ~~Francis Lawton Farrar, nee Frances E. Lawton~~ paid by Cleon W. Mauldin,

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 Cleon W. Mauldin,

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, known and designated as Lot No. 203 of the Pioneer Park property as shown on a plat thereof recorded in Plat Book G at page 82, R.M.C.O. for said county and having the following courses and distances according to said plat:

Beginning on the west side of Lake Drive at corner of lot No. 204 and running thence with line of said lot S. 58-25 W. 186 feet to corner in line of Lot No. 205; thence with line of said lot S. 22-50 E. 90 feet to corner of Lot No. 202; thence with line of said lot N. 61-27 E. 186.4 feet to corner on Lake Drive; thence with Lake Drive N. 24-10 W. 50 feet to bend; thence still with Lake Drive N. 22-30 W. 50 feet to the beginning corner.

Grantee agrees to pay taxes for 1937.

This conveyance is made subject to the following restrictions:

1. No building shall be erected nearer to the street on which it fronts than 10 feet.
2. The property herein conveyed shall never be sold, rented or otherwise disposed of to a person or persons, having any percentage of negro blood.
3. The property herein conveyed shall never be used for other than residential purposes.
4. No surface closets shall be erected or used upon said premises.

The restrictions above are expressly for the benefit of all owners of lots on plat above referred to.

The above described land is the same conveyed to me by J. D. Poteat, as trustee, on the 22nd day of September 1932, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 128, Page 137

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 Cleon W. Mauldin, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Cleon W. Mauldin, 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 21st day of June in the year of our Lord one thousand nine hundred and thirty seven and in the one hundred and ~~year of the Sovereignty and Independence of the United States of America~~

Signed, Sealed and Delivered in the Presence of

Julia D. Charles,
Helen Fawcett

Frances Lawton Farrar (SEAL)
nee Frances E. Lawton, (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 cents
U. S. Stamps Cancelled, \$ 0 and 50 cents

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me Helen Fawcett and made oath that she saw the within named Frances Lawton Farrar, nee Frances E. Lawton, sign, seal, and as her act and deed, deliver the within written Deed; and that she, with Julia D. Charles, witnessed the execution thereof.

SWORN to before me, this 21st day of June A. D. 1937
Julia D. Charles, (L. S.)
Notary Public for S. C. } Helen Fawcett

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 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 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 June 29th 1937, at 12:14 o'clock, P. M.