

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL, CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Jane G. Hammond,

in the State aforesaid

in consideration of the sum of Twenty-three Hundred & no/100 Dollars,  
and other valuable considerations.

to me paid by Stella H. Ellis.

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 Stella H. Ellis,

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

situate on the West side of Augusta Street just outside the corporate limits of the City of Greenville, S/ C. and being known and designated as Lot No. 11, Block "N" of the O. P. Mills property, as shown on plat recorded in Plat Book "C", page 176, R. M. C. Office for Greenville County, and having the following metes and bounds, according to said plat:

Beginning at an iron pin on Augusta Street, corner of Lot No. 10, now owned by the grantee herein, and running thence with Augusta Street S. 47-57 E. 68 feet to stake at corner of Lot No. 12; thence with line of said lot S. 42-53 W. 179.8 feet to stake in rear corner of Lot No. 12 and on a 5 foot alley; thence with said alley N. 47-52 W. 72 feet to an iron pin in corner of Lot No. 10; thence with line of said lot N. 44-08 E. 179.9 feet to the beginning corner. The above is a portion of the same property conveyed the grantor by O. P. Mills and Henry J. Winn, Executors of the Will of Mrs. S. C. Mills, deceased, by deed dated July 23, 1937, and recorded in Deed Book 199, page 249. R. M. C. Office for Greenville County.

The following restrictions are hereby imposed against the above described lot, which restrictions are for the benefit of adjoining property owners:

1. No dwelling house shall be erected on said lot costing less than \$3500.00
2. No dwelling shall be erected nearer than 35 feet to Augusta Street.
3. Said lot shall be used only for residential purposes except for out-buildings appurtenant thereto, including servants' quarters.
4. Said lot shall not be rented, sold or in any manner disposed of to persons of African descent.

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 Stella H. Ellis, her

AND I do hereby bind myself, my heirs and assigns, forever, warrant and forever defend all and singular the said premises unto the said Stella H. Ellis, her heirs, executors and administrators to 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 3rd, day of November in the year of our Lord one thousand nine hundred and thirty seven

~~Under the Sovereignty and Jurisdiction of the United States of America~~

Signed, sealed and Delivered in the Presence of  
A. C. Mann Jane G. Hammond, (SEAL)  
W. A. Chandler (SEAL)

S. C. Stamps Cancelled, \$ 5 and 00 Cents.  
U. S. Stamps Cancelled, \$ 2 and 50 Cents.  
For True Consideration See Affidavit Book 2, Page 192

STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me W. A. Chandler and made oath that he saw the within named Jane G. Hammond

sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with A. C. Mann witnessed the execution thereof.

SWORN to before me, this 3rd, day of November A. D. 1937  
A. C. Mann (L. S.) Notary Public for S. C. W. A. Chandler, (SEAL)

STATE OF SOUTH CAROLINA, }  
Greenville County.

Woman Grantor.

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 November 3rd, 1937, at 10:37 o'clock, A. M BY: E.G.