

TITLE TO REAL ESTATE—G.T. 208

42757 PROVISIONS—LAWYERS CO.—GREENVILLE

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Otto K. Schwiers,

in the State aforesaid

in consideration of the sum of Four hundred ninety (\$490.00) & no/100 Dollars,

to me paid by R. O. Davis

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 R. O. Davis

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

known and designated as Lot No. 38 of Lanneau Drive Highlands according to plat made by Dalton & Neves, Engineers, August 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book D, pages 288-289, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Western side of Ottoway Drive, joint Eastern corner of Lots 38 and 39, and running thence along the dividing line of said lots S. 63-47 W. 150 feet to a point; thence along the dividing line of Lots 38 and 43 S. 26-13 E. 50 feet to a point joint Western corner of Lots 37 and 38; thence along the dividing line of said lots N. 63-47 E. 150 feet to a point on the Western side of Ottoway Drive; thence with Ottoway Drive N. 26-13 W. 50 feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned.

1. This property is for residential purposes only.

2. No residence shall be erected on said property to cost less than \$3,000.00.

3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.

4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.

5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.

6. Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.

The above described land is the same conveyed to me by No whiskey or intoxicating beverages shall be sold on the property.

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 R. O. Davis, his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said R. O. Davis, 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 16th day of January in the year of our Lord one thousand nine hundred and forty

Signed, sealed and Delivered in the Presence of Mabel G. Lynn and Edwin McT. Meares Otto K. Schwiers (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 Mabel G. Lynn

and made oath that she saw the within named Otto K. Schwiers

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with Edwin McT. Meares witnessed the execution thereof.

SWORN to before me, this 16th day of January A. D. 1940 Edwin McT. Meares (L. S.) Notary Public for S. C.

Mabel G. Lynn

STATE OF SOUTH CAROLINA,

Greenville County.

RENUNCIATION OF DOWER.

I, Mabel G. Lynn, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Anne M. Schwiers

the wife of the within named Otto K. Schwiers 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

R. O. Davis, his 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 16th day of January Anno Domini 1940

Mabel G. Lynn (L. S.) Notary Public for S. C. Anne M. Schwiers

Recorded January 18th 1940, at 10:28 o'clock, A. M BY: E.G.