

TITLE TO REAL ESTATE—G.T. 202

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. A. Traynham

in the State aforesaid

in consideration of the sum of Eighty Five (\$85.00)

to me in hand paid, at and before the sealing of these presents by Essie Traynham Taylor, Dollars

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 Essie Traynham Taylor

All that certain piece, parcel or lot of land situate, lying being in Gantt Township, Greenville County, South Carolina known and designated as the northern part of lot 14 of Unit One of Pine Crest Farms as shown on plat recorded in Plat Book "J" at page 47 and having the following metes and bounds, to wit: BEGINNING at a point on Lucile Avenue at joint corner of lots 14 and 15 and running thence with line of Lot 15, 209 feet to joint rear corner of lots 14 and 15; thence along rear line of lot 14, 52.25 feet to a point; thence 209 feet to a point on Lucile Avenue; thence along Lucile Avenue 52.25 feet to the beginning corner. Being one of the lots of land conveyed to Piedmont Corporation by Anne M. Moore. This lot is subject to the following restrictions:

- 1- This property to be used for residential purposes only.
- 2- This property not to be sold, disposed of, rented or occupied by any person of African descent.
- 3- No building is to be erected at a cost of less than \$2,000.00.
- 4- All residents to conform to reasonable sanitary rules and regulations and all sewerage disposal shall be only by septic tanks.

The above described land is the same conveyed to me by Piedmont Corporation on the 14th day of April 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 210 Page 182

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 Essie Traynham Taylor, her 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 Essie Traynham Taylor, her heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 29th day of November in the year of our Lord one thousand nine hundred and forty and in the one hundred and 65th year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of J. A. Traynham (L. S.)
Mollie F. Wood (L. S.)
J. D. Lanford (L. S.)

S. C. Stamps Cancelled, \$ and Cents
U. S. Stamps Cancelled, \$ and Cents

No Stamps

STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me Mollie F. Wood

and made oath that he saw the within named J. A. Traynham

sign, seal, and as his act and deed, deliver the within written deed; and that he, with J. D. Lanford witnessed the execution thereof.

SWORN to before me, this 29th day of November A. D. 1940
J. D. Lanford (L. S.)
Notary Public for South Carolina

Mollie F. Wood

STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, J. D. Lanford, a Notary Public for S.C., do hereby certify unto all whom it may concern, that Mrs. Frances B. Traynham

the wife of the within named J. A. Traynham

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

Essie Traynham Taylor, her

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 29th day of November Anno Domini 1940
J. D. Lanford (L. S.)
Notary Public for South Carolina

Frances B. Traynham

Recorded December 5th 1940, at 1:07 o'clock, P. M. JWH