

TITLE TO REAL ESTATE—G.T. 302

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Charles H. Cely,

in the State aforesaid

in consideration of the sum of Four hundred fifty and no/100 (\$450.00)

Dollars.

to me in hand paid, at and before the sealing of these presents by

Allen V. Croom

(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

Allen V. Croom

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

Beginning at an iron pin on South side of Augusta Court at joint corner of lots 57 and 58 and running thence with the joint lines of said lot S. 39-22 E. 164.8 feet to an iron pin, corner of lot 69; thence with the line of said lot N. 51-20 E. 59.83 feet to an iron pin in line of lot 56; thence with line of said lot N. 39-24 W. 160.4 feet to an iron pin on Augusta Court; thence with said Augusta Court S. 55-30 W. 60 feet to the point of beginning.

The above lot is known and designated as lot 57 in Block D of Augusta Court as shown on a plat thereof made by R. E. Dalton, Engineer, April, 1923, and recorded in R. M. C. Office of Greenville County in Plat Book F, at page 124, reference to said lot being made for a more complete description.

Nevertheless, upon the following conditions, however, which conditions are a part of the considerations of this deed and are expressly for the benefit of all owners of lots as shown on said plat above referred to, to-wit:

1. No dwelling shall be erected nearer to the abutting sidewalk than 30 feet.
2. The facing of the lots as shown on said plat shall be strictly adhered to, however, more than one lot can be used for the erection of a dwelling.
3. The property herein conveyed shall never be sold, rented, or otherwise disposed of to negroes or persons having any percentage of negro blood.
4. No outbuildings shall be erected nearer to the abutting sidewalk than 40 feet.

The above described land is the same conveyed to me by R. W. Arrington on the 12th day of April 1941, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 233 Page 11

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 Allen V. Croom, his

And I do hereby bind myself, my heirs, and assigns, forever. warrant and forever defend all and singular the said premises unto the said Allen V. Croom, his

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 thirteenth day of August in the year of our Lord one thousand nine hundred and forty-one and in the one hundred and sixty-sixth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of Charles H. Cely (L. S.) Jim V. Cely (L. S.) O. Y. Brownlee (L. S.)

S. C. Stamps Cancelled, \$ 1 and 00 cents. U. S. Stamps Cancelled, \$ 0 and 55 cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Jim V. Cely

and made oath that he saw the within named Charles H. Cely

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

O. Y. Brownlee

witnessed the execution thereof.

SWORN to before me, this 13

day of August A. D. 1941 O. Y. Brownlee (L. S.)

Jim V. Cely

Notary Public for S. C.

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER

I, O. Y. Brownlee, a Notary Public do hereby certify unto all whom it may concern, that Mrs.

Mary S. Cely

the wife of the within named Charles H. Cely

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

Allen V. Croom, 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 13th day of

August Anno Domini 1941 O. Y. Brownlee (L. S.)

Mary S. Cely

Notary Public S. C.

Recorded August 19th 1941, at 12:12 o'clock, BY: E. G.