

TITLE TO REAL ESTATE—G.T. 208

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 (\$10.00) Dollars and other valuable considerations

to me paid by Haskell H. Martin,

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 Haskell H. Martin, All those pieces, parcels and lots

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 53 and 2 of Lanneau Drive Highlands, plat made by Dalton & Neves, August, 1937, recorded in the R.M.C. Office for Greenville County in Plat Book "D" at pages 288, and 289, and having, according to said plat, the following metes and bounds, to-wit:

Beginning on the Western side of Lanneau Drive at an iron pin, joint Eastern corner of lots Nos. 52 and 53 and running thence with Lanneau Drive N. 5-51 E. 50 feet to an iron pin, joint Eastern corner of lots Nos. 53 and 54, and running thence along the dividing line of said lots N. 79-49 W. 150 feet to an iron pin, joint Western corner of lots Nos. 53 and 54; thence along the rear line of lot No. 53 S. 10-11 W. 50 feet to an iron pin joint Western corner of lots Nos. 52 and 53; thence along the dividing line of said lots S. 79-49 E. 150 feet to the point of beginning, and being Lot No. 53 of Lanneau Drive Highlands.

Beginning at an iron pin on the Northern side of East Faris Road, joint front corner of Lots Nos. 2 and 3, and running thence along E. Faris Road N. 63-47 E. 53 feet to an iron pin, joint front corner of lots Nos. 1 and 2; thence along the dividing line of said lots N. 26-13 W. 140 feet to an iron pin on a 10 foot alley; joint rear corner of lots Nos. 1 and 2; thence along said 10 foot alley S. 63-47 W. 53 feet to an iron pin, joint rear corner of lots Nos. 2 and 3, thence along the dividing line of said lots S. 26-13 E. 140 feet to the point of beginning, and being Lot No. 2 of Lanneau Drive Highlands.

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.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. A ten foot alley is reserved in the rear of Lot No. 2.

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 Haskell H. Martin, 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 Haskell H. Martin, his 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 17th day of November in the year of our Lord one thousand nine hundred and forty-one.

Signed, sealed and Delivered in the Presence of C. S. Walters Otto K. Schwiers (SEAL)
D. B. Traxler (SEAL)

S. C. Stamps Cancelled, \$ 2 and 00 Cents For True Consideration Sec Affidavit
U. S. Stamps Cancelled, \$ 1 and 10 Cents Book 5, Page 100

STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me D. B. Traxler
Otto K. Schwiers,

and made oath that he saw the within named his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he sign, seal, and as C. S. Walters witnessed the execution thereof.

SWORN to before me, this 17th day of November A. D. 1941
Lawton Pitts Langston (L. S.)
Notary Public for S. C.

D. B. Traxler

STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, Lawton Pitts Langston, 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 Haskell H. Martin, 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 17th day of November Anno Domini 1941
Lawton Pitts Langston (L. S.)
Notary Public for S. C.

Anne M. Schwiers.

Recorded November 22nd, 1941, at 10:52 o'clock, A. M BY: E.G.