

STATE OF SOUTH CAROLINA, }
County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, M. C. Stone,

in the State aforesaid

in consideration of the sum of (\$350.00) three hundred and fifty

Dollars,

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

Mrs. Ola Carr Payne,

(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

Mrs. Ola Carr Payne, her heirs and assigns

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

on the East side of Augusta Road and known and designated as Lot No. 1 of Unit 2 of Pine Crest Farms as shown on plat recorded in R. M. C. Office for Greenville County in Plat Book "J", at page 47, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the intersection of the Augusta Road and Pine Crest Drive and running thence with Pine Crest Drive S. 86-35 E. 209 feet to an iron pin corner of Lot 8; thence N. 0-38 W. 104.5 feet to an iron pin, joint corner of lots 1, 2, 7 and 8; thence with line of Lot 2, N. 86-35 W. 209 feet to the Augusta Road; thence with said Augusta Road S. 0-38 E. 104.5 feet to the beginning corner. And being part of the same tract of land conveyed to Piedmont Corporation by Anne M. Moore by deed dated July 30, 1937 and recorded in Deed Book, Vol. 199 at page 295.

The following conditions shall be deemed and taken to be covenants running with the land:

1. Said property shall never be sold, disposed of, rented or occupied by any person of African descent.

2. All residents of Pine Crest Farms shall 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 2nd day of March 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 209 Page 145

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 Mrs. Ola Carr Payne, her

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 Mrs. Ola Carr Payne, 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 15th day of January in the year of our Lord one thousand nine hundred and forty-three and in the one hundred and sixty-seventh year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of M. C. Stone (L. S.)
G. F. Bostain (L. S.)
C. F. Putman (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 G. F. Bostain
and made oath that he saw the within named M. C. Stone
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with C. F. Putman witnessed the execution thereof.

SWORN to before me, this 15th day of January A. D. 1943 }
C. F. Putman (L. S.) } G. F. Bostain
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. } RENUNCIATION OF DOWER
I, C. F. Putman, a Notary Public, do hereby certify unto all whom it may

concern, that Mrs. Mamie Boyce Stone the wife of the within named M. C. Stone

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

Mrs. Ola Carr Payne, her 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 15th day of January Anno Domini 1943 }
C. F. Putman (L. S.) } Mamie Boyce Stone
Notary Public S. C.

Recorded January 15th 1943 at 11:13 o'clock, A. M. BY: E. G.