

ALSO All that piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, in the addition to the City of Greenville known as Park Place, and being made up of the two lots known and designated as Lots Nos. 19 and 21 of Block "J" on the plat of Park Place Subdivision, recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "A" at page 119, and having the following courses and distances, to-wit:

Beginning at a stake at the southwest corner of the intersection of Second Street and Second Avenue, and running thence along Second Street in a westerly direction 150 feet to a stake on a ten-foot alley; thence along said ten-foot alley in a southerly direction 100 feet to a stake at the joint corner of Lots 17 and 19 in an easterly direction 150 feet to a stake on Second Avenue; thence along Second Avenue in a northerly direction 100 feet to a stake at the beginning corner, being the same conveyed to Chicora Bank by Thos. J. Crane by deed dated June 11, 1923, and recorded in the office of the R. M. C. for Greenville County in Deed Book 105, page 303.

Also all that piece, parcel, or lot of land in Greenville County, State of South Carolina, situate about three miles northeast of the City of Greenville, on the south side of and near the National Highway, and being a part of what was formerly known as the Croft Farm, and described as follows, to-wit:

BEING known and designated as Lots Nos. 21 and 22 of Block "L" of a plat recorded in the R. M. C. Office for Greenville County in Plat Book "G" at page 294.

It is understood and agreed by the parties hereto and made a part of the consideration herein that the grantee, his heirs and assigns, will not sell or convey the above two lots to any person except of the Caucasian descent, nor erect a building thereon within less than twenty-five feet of the front property line or to cost less than Twenty-five Hundred dollars.

Being the same property conveyed to A. J. Farmer by T. C. and E. E. Stone on the 14th day of December, 1931, deed recorded in the office of the R. M. C. for Greenville County in Book 161, page 354.

The above described property is a part of the real estate owned by Hattie J. Charles, deceased. (See Apartment 446, File 26, office of the Probate Court for Greenville County.)

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 W. T. Martin, his heirs and assigns forever.

AND we do hereby bind ourselves, our heirs, executors, and administrators successors and assigns, to warrant and forever defend all and singular the said premises unto the said W.T. Martin, his heirs and assigns, against us and our heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this 5th day of February, 1943.

Witnesses:

Azile C. Cope  
Alfred F. Burgess

Grace Charles Martin (SEAL)  
W. T. Martin (SEAL)  
Executrix and Executor, respectively of the Estate of Hattie J. Charles, deceased.  
Thomas M. Charles (SEAL)  
Frank M. Charles (SEAL)  
John H. Charles (SEAL)  
Grace Charles Martin (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Alfred F. Burgess who, being duly sworn, says that he saw the within named Grace Charles Martin, as Executrix, and W. T. Martin, as Executor, of the Estate of Hattie J. Charles, deceased, and Thomas M. Charles, Frank M. Charles, John H. Charles, and Grace Charles Martin, individually, sign, seal, and as their act and deed deliver the foregoing deed, and that he, with Azile C. Cope witnessed the execution thereof.

SWORN TO BEFORE ME THIS 5TH DAY OF February, 1943.

Azile C. Cope (SEAL)

Alfred F. Burgess.

Notary Public for S. C.



STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

RENUNCIATION OF DOWER.

I, Alfred F. Burgess, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Elza Henderson Charles, the wife of the within named Thomas M. Charles, 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 W. T. Martin, his heirs and assigns, all her interest and estate, and also all her right and claim