

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, E. R. Haynie

in the State aforesaid,  
in consideration of the sum of  
One & no/100ths (\$1.00) and love and affection for the grantee Dollars

to me in hand paid  
at and before the sealing of these presents by  
Eddie Ruth Swindler

(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

Eddie Ruth Swindler, her heirs and assigns, forever:-

All that certain piece, parcel, or lot of land situate, lying and being on the South side of Woodruff Road, in Butler Township, Greenville County, South Carolina, being shown as Lot 5 on Plat of E. R. Haynie's property, made by P. B. Wilson, Jr., Surveyor, October, 1945, and having, according to said, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Woodruff Road at joint front corner of Lots 4 and 5 and running thence with the line of Lot 4, S. 24-45 E. 465 feet to an iron pin in line of Lot 8; thence with the line of Lot 8, N. 64-20 E. 296.5 feet to an iron pin on the West side of Rocky Slope Road; thence with the West side of Rocky Slope Road, N. 37-00 W. 232.5 feet to an iron pin; thence continuing with Rocky Slope Road, N. 24-20 W. 163 feet to an iron pin; thence still with the West side of Rocky Slope Road, N. 40-45 W. 40 feet to an iron pin on the South side of Woodruff Road; thence with the South side of Woodruff Road, S. 71-50 W. 246.2 feet to the beginning corner and containing 2.45 acres, according to the Plat and Survey above mentioned.

This is a portion of the property conveyed to E. R. Haynie by deed of Mary Bates Ballenger, dated October 2, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 281, page 95.

The grantee agrees to pay the 1946 taxes on this property.

This lot is conveyed subject to the following building restrictions:-

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on any lot fronting on Woodruff Road costing less than \$5,000.00.
- (4) No residence shall be constructed on any lot fronting on Woodruff Road nearer than 75 feet to the said Woodruff Road.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

FOR VALUE RECEIVED, I, Mary Bates Ballenger, the owner of that mortgage given to me by E. R. Haynie for \$4500.00 on October 2, 1945, recorded in the R. M. C. Office for Greenville, South Carolina, in Mortgage Book 337, at page 300, do hereby release and forever discharge the within described land from the lien of said mortgage.

In witness whereof, I heretofore set my hand and seal this day of April, 1946.

In the presence of: John B. Burns Mary Bates Ballenger (L. S.)  
T. M. Ballenger

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

PERSONALLY appeared before me John B. Burns and made oath that he saw the within named Mary Bates Ballenger, sign, seal and as her act and deed deliver the within written release, and that he with T. M. Ballenger witnessed the execution thereof.

Sworn to before me this 5th day of April A. D. 1946. John B. Burns.

L. D. Wickliffe (L.S.)

Notary Public for South Carolina.

Release recorded April 6th, 1946 at 10:47 A. M. #5869 BY:E.G.

