

TITLE TO REAL ESTATE--G.T. 208

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Addie McCarter

in the State aforesaid

in consideration of the sum of Four Hundred Dollars

to me paid by Henry Theodore

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 Henry Theodore, his heirs and assigns forever,

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

being more fully described as follows:

All that certain tract of land in Cleveland Township, Greenville County, South Carolina, known as lot No. 37 of Section A of subdivision of D. B. Tripp's land of River Falls, as per plat made by W. A. Hester, Surveyor, April 21, 1926, recorded in R. M. C. Office for Greenville County, in plat Book G, page 89, reference to said plat being craved for a more complete description.

Also that other lot of land in Cleveland Township, County and State aforesaid in the rear of the above described lot and having the following metes and bounds: Beginning at corner of lot No. 1 of Section B River Falls and lots Nos. 36 and 37 of Section A, and running thence with line of lot No. 37 S. 4 W. 70 feet to stake; thence N. 85-45 E. 190 to a point in a spring; thence N. 16 E. 350 feet to iron pin on the road; thence along said road S. 77 W. 130 feet to a stake; thence S. 39 1/2 W. 132 feet to a stake; thence with line of lot No. 1 S. 4 W. 156.5 feet to stake; thence N. 86 1/2 W. to the beginning corner.

This conveyance is made subject to the following conditions and restrictions which are conditions subsequent, and a part of the consideration for this conveyance; The said property shall not be used for business purposes, but shall be used for residential purposes for white peoples only (this not to apply to servants); no hogs shall be kept on said property; and no sewage shall be emptied into any creek or stream.

Grantee to pay 1944 taxes.

The above described land is the same conveyed to me by River Falls Realty Company on the 9th day of March 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 211 Page 301

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 Henry Theodore, his

heirs, and assigns, forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Henry Theodore, 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 3rd day of February in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of

Virginia Workman

Addie McCarter

(SEAL)

W. D. Workman

(SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents

U. S. Stamps Cancelled, \$ and 55 Cents

STATE OF SOUTH CAROLINA,

Greenville County.

PERSONALLY appeared before me Virginia Workman

and made oath that she saw the within named Addie McCarter

sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she

with W. D. Workman witnessed the execution thereof.

SWORN to before me, this 3rd

day of February A. D. 1944

W. D. Workman (L. S.)

Virginia Workman

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

GRANTOR WOMAN.

RENUNCIATION OF DOWER

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

the wife of the within named

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

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

day of Anno Domini 19

(L. S.)

Notary Public for S. C.

Recorded February 5th 1944, at 10:43 o'clock, A. M.

BY:N.S.