

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Robert J. Edwards

in the State aforesaid
in consideration of the sum of Three Hundred Ninety Five (\$395.00) Dollars

to me paid by W. J. Sammons

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 W. J. Sammons and his heirs and assigns all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.

on the Northwestern side of Artillery Road, being shown as lot No. 6 on plat of the property of Robert J. Edwards, made by Dalton & Neeves, in June 1939, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Artillery road, at joint corner with lot No. 7, and running thence with the line of lot No. 7 S. 59-30 W. 300 feet to an iron pin; thence N. 30-30 W. 100 feet to an iron pin, corner of lot No. 5; thence with the line of lot No. 5; thence with the line of lot No. 5 N.59-30 E. 300 feet to iron pin on Artillery Road; thence with the Northwestern side of said road S. 30-30 E. 100 feet to the point of beginning.

It is distinctly understood that this conveyance is made subject to the following restrictions which are a part of the consideration thereof, and are for the benefit of the grantor, grantee and other persons owning lots shown on the plat above referred to.

(1) This lot shall be used for residential purposes only.

(2) No dwelling shall be erected thereon nearer than 40 feet to the front line of said lot, nor shall and dwelling be constructed thereon costing less than \$3500.00.

(3) Said property shall not be sold, leased or otherwise disposed of to any person of African Descent.

The above described land is X the same conveyed to me by X on the X day of X 19X, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book X Page X

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. J. Sammons and 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

W. J. Sammons and his heirs and assigns, against myself 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 12th day of January in the year of our Lord one thousand nine hundred and forty-five

Signed, sealed and Delivered in the Presence of Robert J. Edwards (SEAL)

Kathryn L. Brown (SEAL)

J. L. Love (SEAL)

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

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

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me Kathryn L. Brown

and made oath that S he saw the within named Robert J. Edwards

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that S he

with J. L. Love witnessed the execution thereof.

SWORN to before me, this 12th day of January 1944

J. L. Love (L. S.) Kathryn L. Brown

Notary Public, S. C.

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, J. L. Love, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Pearl M. Edwards

the wife of the within named Robert J. Edwards

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. J. Sammons and 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 12th day of January Anno Domini, 1945

J. L. Love (L. S.) Pearl M. Edwards

Notary Public, S. C.