

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. B. Martin

in the State aforesaid
in consideration of the sum of One Thousand and Fifty --- (\$1,050.00)

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

(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
Pauline Runyan

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

being known and designated as Lot No. 8 on plat of Ables and Razor property made March 1923 by R. E. Dalton and addition to plat made by Dalton, June, 1924, and being more particularly described as follows:

Beginning at an iron pin on the North side of Riverside Drive, joint corner of Lots Nos. 7 and 8 and running thence N. 17.23 W. 333 ft.; thence N. 63.48 E. 78 ft. to joint rear corner of Lots Nos. 8 and 9; thence along the common line of Lots Nos. 8 and 9 S. 18.19 E. 332 ft. to a point on the Western side of Riverside Drive; thence along Riverside Drive S. 63.28 W. 83.4 ft. to the point of beginning. This being one of four lots deeded to the Grantor herein named by Elmore P. Merrick, said deed being recorded in R. M. C. Office for Greenville County in Vol. 87, Page 383.

Conveyance is made subject to the following conditions subsequent, to-wit:

No dwelling shall be erected on said lot costing less than \$4,000.

No building shall be erected nearer than forty feet from the property line on Riverside Drive.

Said lot shall not be let or sold to any person of African descent.

Grantor herein will pay all taxes through the year 1945.

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

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 _____

AND I do hereby bind myself, my Pauline Runyan, her heirs and assigns, forever. heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Pauline Runyan, her

heirs and assigns, against myself 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 27th day of April in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of C. B. Martin (L. S.)
F. J. Capell (L. S.)
Adeline Cleland (L. S.)

S. C. Stamps Cancelled, \$ 3 and 00 cents.
U. S. Stamps Cancelled, \$ 1 and 65 cents.

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me Adeline Cleland

and made oath that he saw the within named C. B. Martin sign, seal, and as his act and deed, deliver the within written Deed; and that he, with F. J. Capell witnessed the execution thereof.

SWORN to before me, this 27th day of April A. D., 1945 }
Willie Mae Watson (L. S.) } Adeline Cleland
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER
Carolina

I, Willie Mae Watson, a Notary Public for South do hereby certify unto all whom it may concern, that Mrs. Willie H. Martin the wife of the within named C. B. Martin 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 Pauline Runyan, her heirs and assigns, all her interest and estate, and also 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 27th day of April A. D., 1945 }
Willie Mae Watson (L. S.) } Willie H. Martin
Notary Public for South Carolina