

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Lula Raines Hawkins

in the State aforesaid in consideration of the sum of Two Hundred (\$200.00) Dollars

to me paid by James McKinley Nickles

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 James McKinley Nickles all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.

about three and one-half miles North of Greenville Court House designated as Lot 4 of the Lula Raines Hawkins land according to plat made by W. J. Riddle, September 26, 1945, and having the following metes and bounds:

BEGINNING at the corner of Cemetery lot on line of H. K. Townes land approximately 267 feet North of the P. & N. Railway right-of-way; thence N. 11-30 E. 63 feet to a pin on line of Florence Rollinson; thence with Florence Rollinson line N. 87-30 W. 157.4 feet to the corner of Lot 1; thence S. 3-30 E. 56.3 feet to a pin on corner of Lot 2; thence with line of lot 2 and Cemetery lot S. 84 E. 141.5 feet to the beginning corner.

The conditions of this deed which is a condition subsequent that said premises shall not be sold to or occupied by any person of African descent and said conditions run with the land. This condition however is waived to the extent that the grantee may mortgage said lot to obtain a loan not exceeding Eight Hundred (\$800.00) Dollars to build a house on said land and is not to operate against the holder of said mortgage.

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 James McKinley Nickles, his heirs and assigns forever, subject to said expressed conditions.

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 James McKinley Nickles, 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 October in the year of our Lord one thousand nine hundred and forty-five

Signed, sealed and Delivered in the Presence of Lula Raines Hawkins (SEAL) Grace Raines (SEAL) Lillie Long (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 Grace Raines

and made oath that she saw the within named Lula Raines Hawkins sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with Lillie Long witnessed the execution thereof.

SWORN to before me, this 3rd day of October 19 45 H. K. Townes (L. S.) Notary Public, S. C.

Grace Raines

STATE OF SOUTH CAROLINA, Greenville County.

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 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, S. C.

Recorded October 3rd 19 45, at 12:44 o'clock P. M.

BY: N.S.