

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, Ulyses G. Sides

in the State aforesaid
in consideration of the sum of Three Hundred and Fifty No/100 (\$350.00)
Dollars
to me in hand paid, at and before the sealing of these presents by H. P. Phillips

(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
H. P. Phillips, his heirs and assigns forever.

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

and better known and designated as lot No. 23 in Section "B" of the property of H. H. and Alice M. Willis, made by W. J. Riddle 1939 and recorded in R. M. C. Office for Greenville County, South Carolina, in plat Book J, at page 151, to which said plat and record thereof reference is hereby made.

Said lot being the corner of Arch & Clemson Ave. and having a 100 foot front on Arch St. and 250 feet on Clemson Ave. being 100 feet by 250 feet.

This property is sold subject to the following restrictions:

First: Shall be used for residential purposes only.

Second: Shall never be sold, rented, or occupied in any way by persons, firms, or corporations having any percentage of negro blood, for a period of 99 years.

Third: Also subject to any right-of-ways or easements that the Duke Power Company may have recorded against this property (see Record)

The above described land is identical the same conveyed to me by H. H. Willis and Alice M. Willis
on the 3rd day of May 1943, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Vol. 253 Page 195

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 H. P. Phillips, 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 H. P. Phillips, his

heirs and assigns, against me 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 4th day of October 1945 in the year of our Lord one thousand nine hundred and Forth Five and in the one hundred and Seventh year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of Ulyses G. Sides (L.S.)
H. W. Phillips (L.S.)
P. B. McCauley (L.S.)

S. C. Stamps Cancelled, \$ 1 and 00 cents.
U. S. Stamps Cancelled, \$ and 55 cents.

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me H. W. Phillips

and made oath that he saw the within named Ulyses G. Sides
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with P. B. McCauley witnessed the execution thereof.

SWORN to before me, this 4th day of October A. D., 1945
P. B. McCauley (L.S.)
Magistrate Notary Public for South Carolina H. W. Phillips

THE STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, P. B. McCauley, a Magistrate, do hereby certify unto all whom it may concern, that Mrs. Mae Bell Sides
the wife of the within named Ulyses G. Sides

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 H. P. Phillips, his

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 4th day of October A. D., 1945
P. B. McCauley (L.S.)
Magistrate Notary Public for South Carolina Mae Bell Sides

Recorded October 20th 1945, at 8:30 o'clock, A. BY: N.S.