

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. E. Elrod and Oma Elrod

in the State aforesaid in consideration of the sum of Two Hundred Fifty and no/100 (\$250.00) Dollars to us paid by J. A. Stepp

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

Being known and designated as Lot No. 20 in Block of property of Alice M. and H. H. Willis as per plat of W. J. Riddle recorded in Plat Book J, pages 150 and 151, R. M. C. Office for Greenville County and being more particularly described as follows:

Beginning at an iron pin on the North-west side of Clemson Ave., corner of Lots Nos. 20 and 21 and running thence along the line of lots Nos. 20 and 21 N. 33-45 W. 264.5 feet to an iron pin on the rear line of lots No. 28; thence along the rear line of Lot No. 28 N. 36-15 E. 100 feet to the joint rear corner of lots Nos. 19, 20, 28 and 29; thence along the line of lots Nos. 20 and 19 S. 33-45 E. 264.5 feet to an iron pin on Clemson Avenue; thence along Clemson Avenue S. 26-15 W. 100 feet to the point of beginning.

This conveyance is made subject to the following restrictions:

This property is subject to easement of Duke Power Company's right-of-way.

The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of Negro blood.

This property is to be used for residence purposes only, except Henderson & Martin, Agt. may sell certain tracts for business purposes.

The above described land is the same conveyed to me by Pauline R. Rhodes on the 23rd day of September 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 267 Page 388.

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 J. A. Stepp, his heirs and assigns, forever.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. A. Stepp, his heirs and assigns, against us and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand and seal, this 30th day of November in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of J. E. Elrod (SEAL), Flora Ella W. Owens (SEAL), Jno. R. Cheatham (SEAL), Oma Elrod. (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me Flora Ella W. Owens

and made oath that she saw the within named J. E. Elrod and Oma Elrod sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with John R. Cheatham witnessed the execution thereof.

SWORN to before me, this 30th day of November 1945 Jno. R. Cheatham (L. S.) Notary Public, S. C. Flora Ella W. Owens

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, John R. Cheatham, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Oma Elrod the wife of the within named J. E. Elrod 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 J. A. Stepp, 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 30th day of November Anno Domini, 1945 Jno. R. Cheatham (L. S.) Notary Public, S. C. Oma Elrod.

Recorded November 30th 1945 at 5:16 o'clock P. M. BY: E. G.