

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, N. O. McDowell, Jr.

in the State aforesaid in consideration of the sum of Two Thousand Seven Hundred Fifty (\$2,750.00 and no/100

to me in hand paid, at and before the sealing of these presents by James M. Stroud Dollars

(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 M. Stroud

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

All that certain lot, tract or Parcel of Land situate in the County of Greenville, State of S. C. and Better known and designated as lot no. "ONE" on that certain Plat of Property of N. O. McDowell, Made November 1945, on the East side of the Geer Highway, Joining lands of Turner Burns and on the South by lot no 2 of said Plat above refered to and said Plat being of record in the R. M. C. Office for Greenville County, S. C. in Plat Book "B" at Page "75" to which plat and the record thereof reference is hereby made.

This Property is sold subject to the following restrictions TO-wit: That said Property shall never be owned, rented or in any way be in Possession of any person, firm of Corporation having any percentage of Negro blood for a period of 99 Years from this Date, Unless written conscent be given by the Grantor herein, or his assigns.

ALSO: said Property is to be used for Residential purposes ONLY. No Business of any nature shall be Operated at any time for a period of 99 years from date, unless written consent from the Grantor herein. Or his Assigns.

The Grantee herein shall Pay the Taxes on this land for the year of 1946.

The above described land is a part of the same conveyed to me by Elizabeth Cantrell on the X day of X 1945, 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 James M. Stroud, his

AND I do hereby bind myself & my heirs and assigns, forever. James M. Stroud, his heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said

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 15th day of January in the year of our Lord one thousand nine hundred and Forty-Six and in the one hundred and 70th year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of N. O. McDowell, Jr. (L. S.)
Annie T. Henderson (L. S.)
N. O. McDowell, Sr. (L. S.)

S. C. Stamps Cancelled, \$ 6 and 00 cents.
U. S. Stamps Cancelled, \$ 3 and 30 cents.

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me Annie T. Henderson and made oath that s/he saw the within named N. O. McDowell, Jr. sign, seal, and as his act and deed, deliver the within written Deed; and that s/he, with N. O. McDowell, Sr. witnessed the execution thereof.

SWORN to before me, this 15th day of January A. D., 19 46 N. O. McDowell, Sr. (L. S.)
Annie T. Henderson
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, N. O. McDowell Sr. a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Frances S. McDowell the wife of the within named N. O. McDowell, Jr. 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 James M. Stroud, 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 15th day of January A. D., 19 46 Frances S. McDowell N. O. McDowell Sr. (L. S.)
Notary Public for South Carolina

Recorded February 16th 19 46 at 9:14 o'clock, A. M. BY: N.S.