

TITLE TO REAL ESTATE

DEED PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L. T. Chapman

in the State aforesaid
in consideration of the sum of One Thousand (\$1,000.00) Dollars
to me in hand paid, at and before the sealing of these presents by Kathleen Garrett

(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 Kathleen Garrett, her heirs and assigns forever:-
All that piece, parcel or lot of land in X Township, Greenville County, State of South Carolina, being a portion of Lot #304 according to plat of Colonia Company made by Dalton & Neves, Feb. 1938 and being more particularly described as follows:

Beginning at an iron pin on the North-Eastern side of Franklin Road, corner of Lots Nos. 303 & 304 and running thence N. 25.34 E. 185 ft. to a stake; thence S. 81.06 E. 104 ft. to a stake; thence S. 25.34 W. 215 ft. to an iron pin on Franklin Road; thence N. 64.26 W. 100 ft. along Franklin Road to the beginning corner.

This conveyance is made, however, subject to the following restrictions:

1. No residence shall be erected on this lot facing on Franklin Road to cost less than \$3,000.
2. This property is to be used for residence purposes only.
3. This property, or any part thereof, shall never be sold to any person having any percentage of African blood.

The above described land is a portion of the same conveyed to me by Colonia Company on the 22nd day of November 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 218 Page 192

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 Kathleen Garrett, her

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 Kathleen Garrett, her 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 28th day of February in the year of our Lord one thousand nine hundred and forty-six 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
B. H. Trammell (L.S.)
Walter W. Goldsmith (L.S.)
L. T. Chapman (L.S.)

S. C. Stamps Cancelled, \$ 2 and 00 cents.
U. S. Stamps Cancelled, \$ 1 and 10 cents.

THE STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me B. H. Trammell

and made oath that he saw the within named L. T. Chapman sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Walter W. Goldsmith witnessed the execution thereof.

SWORN to before me, this 28th day of February A. D., 1946
Nelle B. Austin (L.S.)
Notary Public for South Carolina

B. H. Trammell

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER

I, B. H. Trammell, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Ruth E. Chapman the wife of the within named L. T. Chapman

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 Kathleen Garrett, 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 28th day of February A. D., 1946
B. H. Trammell (L.S.)
Notary Public for South Carolina

Ruth E. Chapman

Recorded March 4th 1946 at 3:30 o'clock, P. M.
By: N.S.