

TITLE TO REAL ESTATE

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 Two Hundred Fifty (\$2,250.00) and no/100  
Dollars  
to me in hand paid, at and before the sealing of these presents by

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

All that certain lot of land situate in the County of Greenville, State of S. C. and better known and designated as Lot No. "5" on that certain Plat of Property of N. O. McDowell, on the East side of Geer Highway, said Plat being of record in Plat Book "B" at Page "75" R. M. C. Office for Greenville County, S. C. To which plat and the record thereof reference is hereby made. Said lot of land above referred to adjoins Henry Burns on rear and N. O. McDowell on the North and South, and Geer Highway on the West. This Property is sold subject to the following restrictions to-wit:

That said Property shall be used for Residential Purposes Only, and never to be owned rented, or used in any way to any persons, firms or Corporations having any percentage of NEGRO blood for a period of 99 Years from this date, UNLESS the written consent of the Grantor herein, or his assigns.

The Grantee herein agrees to pay the taxes and said lot for the year of 1946.

The above described land is the same conveyed to me by X FAX  
on the 15th day of January, 1946, deed recorded in office of Register of Means 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 W. D. Rice, 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 W. D. Rice, 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 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.)  
W. H. Mahoney (L. S.)  
N. O. McDowell, Sr. (L. S.)

S. C. Stamps Cancelled, \$ 5 and 00 Cents.  
U. S. Stamps Cancelled, \$ 2 and 75 Cents.

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me W. H. Mahoney

and made oath that he saw the within named N. O. McDowell, Jr.  
sign, seal, and as his act and deed, (deliver the within written Deed; and that he, with N. O. McDowell, Sr. witnessed the execution thereof.

SWORN to before me, this 15th day of January A. D. 1946  
N. O. McDowell, Sr. (L. S.)  
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 W. D. Rice, 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. 1946  
N. O. McDowell, Sr. (L. S.)  
Notary Public for South Carolina Frances S. McDowell

Recorded March 11th 1946, at 12:08 o'clock, P. M. BY: E. G.