

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. E. Cox

in the State aforesaid in consideration of the sum of Two Hundred Fifty & no/100 (\$250.00) Dollars

to me paid by Central Realty Corporation

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 Central Realty Corporation all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina.

on the west side of Mace Street, and being a part of Lot No. 13, as shown on plat of the property of L. S. Hand as recorded in the R. M. C. Office of Greenville County in Plat Book J, pages 146 and 147, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of a proposed 30 foot street (to be known as Maco Street, it being a continuation of same) 525 feet south of the southwest corner of Ackley Street and Maco Street and running thence S. 54-03 W. 145 feet to an iron pin; thence S. 36-05 E. 75 feet to an iron pin; thence N. 54-03 E. 145 feet to an iron pin; thence along the line of said proposed street N. 36-05 W. 75 feet to the beginning corner; this lot being Lot No. 27A as shown on the above mentioned plat.

Subject however, to the following conditions and restrictions, which shall be deemed as covenants running with the land:

- (1) This property shall be used for residential purposes for white persons only, and shall not be sold, rented or otherwise disposed of to persons of African descent.
(2) The cost of the building to be constructed upon said lot shall be not less than \$2,000.00; (garages and servants quarters excepted).
(3) No building shall be constructed closer than 30 feet from Ackley Street, or 20 feet from the said proposed street on the east of said lot.

The above described land is the same conveyed to me by Hall & Cox on the 28th day of May 1941 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 233 Page 379.

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 Central Realty Corporation, their 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 Central Realty Corporation, their heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 18th day of March in the year of our Lord one thousand nine hundred and forty-six

Signed, sealed and Delivered in the Presence of R. E. Cox. (SEAL) Annie Lou Smith (SEAL) Anita Campbell (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 Annie Lou Smith R. E. Cox

and made oath that she saw the within named sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she witnessed the execution thereof.

SWORN to before me, this 18th day of March 1946 Anita Campbell (L. S.) Notary Public, S. C.

Annie Lou Smith

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, Anita Campbell, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Mary T. Cox the wife of the within named R. E. Cox

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 Central Realty Corporation, their

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 18th day of March Anno Domini, 1946 Anita Campbell (L. S.) Notary Public, S. C.

Mary T. Cox.