

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That We, J. W. Scott and Beatrice K. Scott, in the State aforesaid, in consideration of the sum of Eight-Hundred, Seventy-Five & No/100 (\$875.00) - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

Roy McBee Lipscomb, All that certain piece, parcel, or lot of land on the East side of Carolina Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 4, Block F, Section 3, on Plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book K, at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Carolina Avenue, at joint front corner of Lots Nos 3 and 4 of Block F, and running thence with the line of Lot No. 3 N. 69-37 E. 175 feet to an iron pin on the West side of a five-foot strip of land reserved for utilities; thence along the West edge of the said strip S. 20-08 E. 90 feet to an iron pin; thence with the line of lot No. 5 S. 73-33 W. 175 feet to an iron pin on the East side of Carolina Avenue; thence with the East side of Carolina Avenue N. 20-33 W. 78 feet to the beginning corner.

This lot is subject to the Following restrictions:

- 1. The lot herein conveyed shall be used for residential purposes only.
2. The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
3. No residence shall be erected on said lot costing less than \$3,000.00
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 9th day of June in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

F. C. Smith
William B. Traxler

J. W. Scott
Beatrice K. Scott



State of South Carolina, Greenville County

Personally appeared before me F. C. Smith,

and made oath that he saw the within named grantor(s) J. W. Scott and Beatrice K. Scott, sign, seal and as their act and deed deliver the within written deed, and that he, with William B. Traxler witnessed the execution thereof.

Sworn to before me this 9th day of June, A. D. 19 49. William B. Traxler (Seal) Notary Public for South Carolina

F. C. Smith

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, William B. Traxler,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Beatrice K. Scott, wife of the within named J. W. Scott, 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 Roy McBee Lipscomb, his Heirs and Assigns, all her interest and estate, and also all 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 9th day of June, A. D. 19 49. William B. Traxler (Seal) Notary Public for South Carolina

Beatrice K. Scott

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 10th day of June 19 49, at 12:50 P. M., No. 13709

264-7-9