

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:



That I, David W. Balentine, in the State aforesaid,
in consideration of the sum of **Ninety Four Hundred & No/100.** 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

John H. Adcock, All that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as lot No. 21, Block "C", Section 2 of East Highlands Estates, as per plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book K, at Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of West View Avenue, joint front corner of lots Nos. 21 and 22, said pin being 60 feet Southwest of iron pin in the Southwest corner of the intersection of West View Avenue with Sunset Drive; thence S. 52-50 E. 167.5 feet to an iron pin on the Northwest side of a 5 foot strip reserved for utilities; thence S. 39-23 W. 60.05 feet along said strip to an iron pin at the joint rear corner of lots Nos. 20 and 21; thence N. 52-50 W. 165 feet to an iron pin on the Southeast side of West View Avenue, joint front corner of lots Nos. 20 and 21; thence along said Avenue N. 37-0 E. 60 feet to an iron pin, joint front corner of lots Nos. 21 and 22, the point of beginning.

The Grantee herein-above named shall pay taxes for the year 1949.

This property 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 \$1,750.00.
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 **15th** day of **June** in the year of our Lord One Thousand Nine Hundred and **Forty-Nine.**

Signed, Sealed and Delivered in the Presence of

David W. Balentine (Seal)

Virginia Workman
William B. Traxler



State of South Carolina,
Greenville County

Personally appeared before me **Virginia Workman,**

and made oath that she saw the within named grantor(s) **David W. Balentine,** sign, seal and as his act and deed deliver the within written deed, and that she, with **William B. Traxler** witnessed the execution thereof.

Sworn to before me this **15th** day of **June**, A. D. 19 **49.**
William B. Traxler (Seal)
Notary Public for South Carolina

Virginia Workman (Seal)

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. **Elizabeth A. Balentine,** wife of the within named **David W. Balentine,** 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 **John H. Adcock, 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 **15th** day of **June**, A. D. 19 **49.**
William B. Traxler (Seal)
Notary Public for South Carolina

Elizabeth A. Balentine

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this **15th** day of **June**, 19 **49** at **3:44 P. 14124**

264-4-21

