

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

NOV 22. 3 46 PM 1949

Know All Men by These Presents:

OLLIE FARNSWORTH

That we, James Yates and Virginia D. Yates, R.M.D. in the State aforesaid, in consideration of the sum of One Thousand and no/100 (\$1,000.00) 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 Local Home Builders, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southerly side of Alabama Avenue near the City of Greenville, S. C., being known and designated as Lot 8, Block C, according to the plat made by Pickell & Pickell, Eng., of the property of H. K. Townes dated March 21, 1947.

BEGINNING on the Southerly side of Alabama Avenue 204.4 feet east of the intersection of Welcome Road and Alabama Avenue at the corner of Lot 9; thence with the Southerly side of Alabama Avenue S 60-43 E 70 feet to the corner of Lot 7; thence with Lot 7 S 29-17 W 200 feet to a pin; thence N 60-43 W 70 feet to the rear corner of Lot 9; thence with Lot 9, N 29-17 E 200 feet to the point of beginning.

This lot is conveyed subject to the limitations following:

- 1) To be used for residence purposes only
2) No intoxicating liquors shall be sold or stored on the premises
3) The purpose of the Grantor is to establish a white neighborhood and subdivision and said lot shall not be conveyed to or occupied by any person of African descent.

Grantee to pay 1949 taxes.

This is the same property conveyed to the grantors herein by deed of H. K. Townes as will appear in the RMC Office for Greenville County in Deed Book 376, at page 216.



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 its successors 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) successors 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) hands and seals this 21st. day of November in the year of our Lord One Thousand Nine Hundred and Forty-nine

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of J. V. McClain and Joe H. Long.

Handwritten signatures of James Yates and Virginia D. Yates, each followed by '(Seal)'.

State of South Carolina, Greenville County

Personally appeared before me J. V. McClain

and made oath that he saw the within named grantor(s) James Yates and Virginia D. Yates sign, seal and as their act and deed deliver the within written deed, and that he, with Joe H. Long witnessed the execution thereof.

Sworn to before me this 21st day of November, A. D. 1949. Notary Public for South Carolina.

Handwritten signature of J. V. McClain.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Joe H. Long Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia D. Yates wife of the within named James Yates 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 Local Home Builders, Inc. its successors 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 21st day of November, A. D. 1949. Notary Public for South Carolina.

Handwritten signature of Virginia D. Yates.

Cancelled documentary stamps attached: S.C. \$; U. S. \$; Recorded this 22nd day of November 1949 at 3:46 P. M. No. 27698

241-1-28