

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

FILED
GREENVILLE CO. S. C.

Know All Men by These Presents:

NOV 28 1 50 PM 1949
in the State aforesaid.
DOLLARS
ONE FIFTY DOLLARS

That I, Ernest Smith,
in consideration of the sum of Five (\$5.00) Dollars, love and affection

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

BETSY SMITH, one half interest in and to all that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 13, Block D of Fair Heights as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 257, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeast intersection of Brookdale Avenue at Decatur Street and running thence along Decatur Street S. 58-40 E. 150 feet to an iron pin, corner of Lot No. 14; thence along the rear line of Lot No. 14 N. 31-20 E. 50 feet to an iron pin, corner of Lot No. 12; thence along line of Lot No. 12 N. 58-40 W. 150 feet to an iron pin on Brookdale Avenue; thence with Brookdale Avenue S. 31-20 W. 50 feet to the beginning corner.

The above described property is conveyed subject to the following restrictions, covenants and conditions which shall be for the benefit of the adjacent property owners.

1. Said premises shall not be sold, rented or otherwise disposed of to person or persons of African descent.
2. No residence shall be erected on said premises costing less than \$1500.00.
3. No building shall be erected on said lot nearer than 25 feet to the front property line.
4. Said premises shall be used exclusively for residential purposes.

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 her 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 November in the year of our Lord One Thousand Nine Hundred and forty nine.

Signed, Sealed and Delivered in the Presence of

Ernest Smith (Seal)

Mildred L. Turner (Seal)

James A. K. Roper (Seal)

State of South Carolina,
Greenville County

Personally appeared before me

Mildred L. Turner

and made oath that he saw the within named grantor(s) Earnest Smith

written deed, and that she, with *James A. K. Roper* sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 9th day of November, A. D. 19 49
James A. K. Roper (Seal)
Notary Public for South Carolina

Mildred L. Turner

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Susie B. Smith* wife of the within named Earnest Smith

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 Betsy Smith, her 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 November, A. D. 19 49
James A. K. Roper (Seal)
Notary Public for South Carolina

Susie B. Smith

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 28th day of November 19 49, at 1: M., No. 28167

265-7-13