

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY



DEC 12 8 44 AM '49

Know All Men by These Presents:

That I, Mrs. M. H. Piper  
in consideration of the sum of three hundred fifty and no/100  
in the State aforesaid,  
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

J. H. Cole

All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 of Block K, according to plat of property of Fair Heights, plat recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 257, said lot fronting on the western side of Cumberland Avenue, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the western side of Cumberland Avenue at the joint front corner of Lots 7 and 8 and running thence along the line of Lot No. 8, N. 58-40 W. 140 feet to a point; thence along the rear line of Lot No. 18, N. 31-20 E. 50 feet; thence along the line of Lot No. 6, S. 58-40 E. 140 feet; thence along the western side of Cumberland Avenue, S. 31-20 W. 50 feet to the point of beginning.

The above described property is conveyed subject to the following restrictive 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 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 12th day of December in the year of our Lord One Thousand Nine Hundred and forty-nine.

Signed, Sealed and Delivered in the Presence of

Bertha L. Cameron  
Charles Manly

X Mrs. M. H. Piper (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Bertha L. Cameron

and made oath that he saw the within named grantor(s) Mrs. M. H. Piper sign, seal and as he act and deed deliver the within written deed, and that he, with Charles Manly witnessed the execution thereof.

Sworn to before me this 12th day of December, A. D. 19 49.  
Charles Manly (Seal)  
Notary Public for South Carolina

Bertha L. Cameron

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER GRANTOR A WOMAN

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 12th day of December 19 49, at 8:11 A. M., No. 29306

265-2-8