

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That WE, J. NEWTON HALL AND FERN S. HALL, in the State aforesaid, in consideration of the sum of EIGHTEEN HUNDRED (\$1,800.00) - - - - - 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 JAMES B. LANCASTER, JR., his Heirs and Assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the West side of Sherwood Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #42 on plat of Cleveland Terrace, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at pages 142 and 143, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Sherwood Street at the joint front corner of Lots 41 and 42, said pin being 125 feet South from the Southwest corner of the intersection of Sherwood Street and Webster Street and running thence along the line of Lot 41, N. 79-08 W. 151 feet to an iron pin on the East side of Allen Street; thence along the East side of Allen Street, S. 32-26 W. 32.3 feet to an iron pin; thence continuing along Allen Street, S. 36-47 W. 50.4 feet to an iron pin at corner of Lot 43; thence with line of Lot 43, S. 79-08 E. 185.1 feet to an iron pin on the West side of Sherwood Street; thence with the West side of Sherwood Street N. 10-52 E. 75 feet to the beginning corner.

This property is conveyed subject to the following building restrictions: (1) This property shall be used for residential purposes only. (2) No dwelling shall be build on said lot costing less than \$6,000.00. (3) Any residence built on said lot shall face Sherwood St. (4) No building shall be erected nearer than 25 ft. to Sherwood St. or nearer than 15 feet to Allen St. (5) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.

The above described property is the identical property conveyed to the Grantors herein by The First National Bank of Greenville and Alice Burnett Cleveland, as Executors under the Will of W. C. Cleveland, deceased, by deed dated Aug. 11, 1947, recorded in RMC Office, Greenville County, in Deed Vol. 318, page 285, and is the portion of the property that was owned by W. C. Cleveland at the time of his death, Aug. 26, 1946, 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, 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 hands and seals this 21st day of December in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

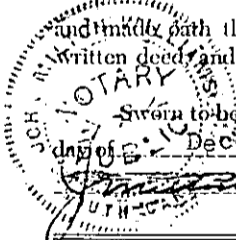
Signed, Sealed and Delivered in the Presence of

James Williams
Ellen M. Lockaby

J. Newton Hall (Seal)
Fern S. Hall (Seal)

State of South Carolina, Greenville County

Personally appeared before me Ellen M. Lockaby



and I do hereby certify that I saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed and that she, with J. Milton Williams witnessed the execution thereof.

Sworn to before me this 21st day of December, A. D. 1949
J. Milton Williams (Seal)
Notary Public for South Carolina

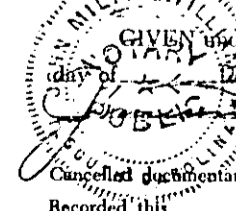
Ellen M. Lockaby

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

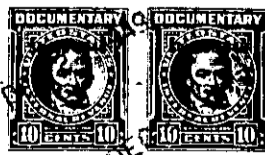
I, J. Milton Williams, a Notary Public for S. C.,

do hereby certify unto all whom it may concern, that Mrs. Fern S. Hall, wife of the within named J. Newton Hall, 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 the grantee(s), his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower in or to all and singular the premises within mentioned and released.



GIVEN under my hand and seal this 21st day of December, A. D. 1949
J. Milton Williams (Seal)
Notary Public for South Carolina

Fern S. Hall



Cancelled documentary stamps attached: S. C. U. S. Recorded this 22nd day of December 1949 at 5:00 P. M., No. 30299