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TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Gre

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

DEC 30 12 33 PM

Know All Men by These Presents:

That I, Irene B. Ducker in the State aforesaid, in consideration of the sum of Five Hundred Fifty and No/100 ($550.00)- - - - - - - - - - - - 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

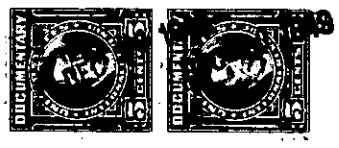
Everett B. Willis, Jr., his heirs and asigns forever:

All that lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of Irene Circle, near the City of Greenville, being shown as lot No. 38, on Plat of Royal Heights made by Dalton & Neves in April 1949, recorded in Plat Book W, at Page 25, and described as follows:

BEGINNING at a stake on the Eastern side of Irene Circle, at corner of lot No. 39, and running thence with the line of said lot, N. 85-21 E. 155.66 feet to a stake; thence N. 00-30 W. 70.18 feet to a stake at corner of lot No. 37; thence with the line of said lot, S. 85-21 W. 160.7 feet to a stake on Irene Circle; thence with the Eastern side of Irene Circle, S. 4-39 E. 70 feet to the beginning corner.

Subject, however, to the following restrictions:

1. Said lots shall be used for residential purposes only.
2. Said lots shall never be sold to, or occupied by, negroes, but this shall not apply to servants of the occupants and owners.
3. No trailer, shack, or temporary building of any kind shall be occupied as a residence, either temporarily or permanently.
4. No building shall be located on any residential building plot nearer than 30 feet to the front line, nor nearer than 10 feet to any side street; no building shall be located nearer than 5 feet to any side lot line.



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 8th day of December in the year of our Lord One Thousand Nine Hundred and Forty-Nine

Signed, Sealed and Delivered in the Presence of

Ena W. King

Ben C. Thornton

Irene B. Ducker (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) Irene B. Ducker sign, seal and as her act and deed deliver the within written deed, and that s he, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 8th day of December, A. D. 19 49

Ben C. Thornton (Seal)
Notary Public for South Carolina

Ena W. King

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER - GRANTOR IS 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 30th. day of December 1949, at 12:33 P. M., No. 30810

159-1-47