

State Of South Carolina

Greenville COUNTY

For True Consideration See Affidavit

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That I, Wm. S. Moore, in consideration of the sum of One (\$1.00) and other valuable considerations W. Brady Beck and Daniel Carl Boozer 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 W. in the State aforesaid, DOLLARS,

Brady Beck and Daniel Carl Boozer and their heirs and assigns: All of that parcel or lot of land situate and being in Chick Springs Township of Greenville County, South Carolina, lying on the West side of Morrow Street, near the City of Greer and North therefrom, being all of lot No. 4 on a plat of property made for Wm. S. Moore by H.S. Brockman, Surveyor, dated April 24, 1944, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances: BEGINNING at a stake on the western edge of Morrow Street, joint corner of lots Nos. 4 and 5 on said plat, and runs thence with the common line of these lots N. 66.24 W. 153.8 feet to a stake; thence S. 15 W. 100 feet to a stake; thence S. 66.14 E. 150.8 feet to a stake on the western edge of Morrow Street; thence therewith N. 16.40 E. 100 feet to the beginning corner.

This property is conveyed subject to the conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or his heirs, executors and assigns, except as against lien creditors, and for a violation of the other conditions and restrictions, the grantor shall have the right of re-entry, abatement and suit, without liability for damages, to wit: First: No part of the premises shall be sold, rented, leased, occupied, except by servants of the owners or tenants who occupy, or otherwise disposed of to any persons of the Caucasian race, nor to any corporation or company in which the larger part of the stock or controlling interest is owned or controlled be persons not of the Caucasian race. Second: No part of the property hereby conveyed shall be used other than for residential purposes and no hogs, pigs or cows shall be kept thereon. Third: No house shall be built on this property costing less than \$5,000.00.

The above conditions and restrictions shall remain in full force and effect for a period of thirty (30) years from the date of this deed.

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 their 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

Martha Freeman

H.D. Hawkins

Handwritten signatures of Wm. S. Moore and four witnesses, each followed by a dotted line and the word '(Seal)'.

State of South Carolina

Greenville COUNTY

Personally appeared before me Martha Freeman

and made oath that he saw the within named grantor(s) Wm. S. Moore

sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 12th day of December, A. D. 19 49

H.D. Hawkins (Seal)

Notary Public for South Carolina

Martha Freeman

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, H.D. Hawkins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maysie K. Moore wife of the within named Wm. S. Moore 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 W. Brady Beck and Daniel Carl Boozer, their 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 12th day of December, A. D. 19 49

H.D. Hawkins (Seal)

Notary Public for South Carolina

Maysie K. Moore

Cancelled documentary stamps attached: S. C. \$ 50 U. S. \$ 109 Recorded this 3rd day of January, 19 50 at 4:00 P. M., No. 109

G15-1-7

Vertical handwritten note on the left margin: 'For Release see Deed Book 597 Page 275 For Release see Deed Book 555 Page 161'