



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



GREENVILLE COUNTY

JAN 19 11

Know All Men by These Presents:

That I, W. L. Hammond, in the State aforesaid, in consideration of the sum of Seven Thousand and No/100 (\$7,000.00) 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 HOMER B. ELSEBERRY, his heirs and assigns, all that piece, parcel or lot of land, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a part of Lot # 3 of Daisy T. Wilson Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "O", at Page 151, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Easterly side of Simmons Avenue, which iron pin is 168.5 feet in a Southerly direction from the Southeast intersection of Simmons Avenue and Sycamore Drive, and running thence S. 62-11 E. 180 feet to a stake; thence S. 21-30 W. 54 feet to a stake; thence N. 62-11 W. 180 feet to a stake on the Easterly side of Simmons Avenue; thence along the Easterly side of Simmons Avenue N. 21-30 E. 54 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to the following restrictions:

- 1. No dwelling shall be erected on said property costing less than \$4,000.00
2. No dwelling shall be erected on said property nearer than 35 feet to Simmons Avenue.
3. This property shall be used only for residential purposes.
4. This property shall not be sold, leased or otherwise disposed of to Negroes or persons of African descent.

This is the same property conveyed to the Grantor herein by Daisy T. Wilson by deed dated September 1, 1949, and recorded in the R.M.C. Office for Greenville County in Deeds Volume 391, at Page 523.



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 31st day of December in the year of our Lord One Thousand Nine Hundred and Forty-Nine

Signed, Sealed and Delivered in the Presence of

W. L. Hammond (Seal)

Evelyn S. Etheredge

Edward Ryan Hamer



State of South Carolina, Greenville County

Personally appeared before me Evelyn S. Etheredge

and made full that she saw the within named grantor(s) W. L. Hammond sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

day of December, A. D. 19 49

Evelyn S. Etheredge

Edward Ryan Hamer (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Florence P. Hammond wife of the within named W. L. Hammond 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 Homer B. Elsberry, his 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.

day of December, A. D. 19 49

Florence P. Hammond

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ 19th. January 19 50, at 11:10 A. M., No. 1512 Recorded this day of January 19 50, at 11:10 A. M., No. 257-7-2Z