

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That We, Robert B. Rowland and Ruth B. Rowland, herein called grantors, in consideration of the sum of One-thousand five-hundred (\$1500.00) and no/100 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), has (have) granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James W. Taylor, herein called grantee, all those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, on McMakin Drive in the Sans Souci section of Greenville County, about 2 miles north of the city of Greenville, said lots having the following lines, courses and distances: BEGINNING at an I.P. on the northern edge of a 5' sidewalk running along McMakin Drive, said pin being the joint front corner of lots numbered 103 and 104; thence along the northern edge of said sidewalk, S. 83-55 W., 100' to an I.P., joint front corner of lots numbered 105 and 106; thence along the line of lot 106 N. 5-50 W., 200' to an I.P.; thence along the line of lot numbered 5 on plat prepared by W. J. Riddle, N. 83-55 E., 100' to an I.P., joint rear corner of lots 103 and 104; thence along the line of lot 103, S. 5-50 E., 200' to an I.P. on the northern edge of said sidewalk on McMakin Drive, the beginning corner. Said lots being known and designated as lots 104 and 105 on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book K at page 92, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of 25 years from the date hereof: (1) Said property is to be used for residential purposes only. (2) No house is to be built thereon at a cost of less than \$3000.00. (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along McMakin Drive, than 20 feet. (4) Said property is not to be sold to any person of African descent.

This being the same property conveyed to the grantors by Hext M. Perry, Trustee, May 19, 1945, by deed recorded in Book 276 at Page 27.

These lots are also shown on County Tax Map 167 as Block 1, Lots 27 and 28.

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 1st day of April in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of

Muriel H. Greenway, J. Wilbur Hicks



Ruth B. Rowland (Seal), Robert B. Rowland (Seal)



State of South Carolina, Greenville County

Personally appeared before me Muriel H. Greenway

and made oath that she saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed, and that she, with J. Wilbur Hicks witnessed the execution thereof.

Sworn to before me this 1st day of April, A. D. 1950, J. Wilbur Hicks (Seal) Notary Public for South Carolina

Muriel H. Greenway

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. Wilbur Hicks, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Ruth B. Rowland wife of the within named Robert B. Rowland 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 James W. Taylor her 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 1st day of April, A. D. 1950, J. Wilbur Hicks (Seal) Notary Public for South Carolina

Ruth B. Rowland

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 7th day of April 1950 at 9:55 A. M., No. 8443

167-1-27 & 28