

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



BOOK 431 PAGE 534

Know All Men by These Presents:

That I, R.W. Jones in consideration of the sum of Five Hundred in the State aforesaid, 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

J.F. Brewer, all that piece parcel or lot of land located in Paris Mountain Township, Greenville County, State of South Carolina. Known as lots numbers 5 and 6 according to a plat made by W.J. Riddle, surveyor, June 1947 and more particularly described as follows:



Beginning at a point on county road joint corner of lots no. 4 and 5 and running thence S. three-32 E. 95.3 Ft. to an iron pin on the line of lot no. 4. Thence along the dividing line of lots 6 and 7 N. 88-02 E. 200 Ft. to an iron pin on street; thence along said street N. 3-32 W. 242.5 Ft. to an iron pin at intersection of said street and county road; thence along county road S. 51-18 W. 246.1 Ft. to the beginning corner.

This being a portion of the property conveyed to the within Grantor, Thos. Jones and Alice Jones by M.G. Jones and M.W. Jones as Executors of the O.T. Jones Estate by deed dated August 29, 1921 and recorded in the R.M.C. office for Greenville County in deed book 74 at page 45. The said Alice Jones died intestate thereafter without having married and her interest in said property was inherited by the within Grantor and Thos. Jones. Thereafter by deed dated August 12, 1948 and recorded in deed book 274 at page 207, Thos. Jones conveyed to the within Grantor his undivided interest in said property, originally consisting of Fifty One (51) acres. The within property is conveyed subject to the following restrictions 1. No Dwelling shall be erected on said property at a cost of less than \$3000. 2. Each dwelling will have approved composition roof. 3. Each dwelling shall have a twenty-four inch clearing off ground at lowest point. 4. Each dwelling shall be built forty feet from edge of street or in line with other dwellings if perchance they are over forty feet from street. 5. This property shall not be owned or occupied by anyone of African descent. 6. This property to be used for residential purposes only. Also see deed from Maude F. Jones to Robert W. Jones which is being recorded simultaneously with 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 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 26th day of March in the year of our Lord One Thousand Nine Hundred and Fifty One

Signed, Sealed and Delivered in the Presence of

Signatures of Lena F. Smith and John Mack Woods.

Signature of R.W. Jones with four blank lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Lena F. Smith

and made oath that she saw the within named grantor(s) R.W. Jones sign, seal and as his act and deed deliver the within written deed, and that she, with John Mack Woods witnessed the execution thereof.

Sworn to before me this 26th day of March, A. D. 1951. Signature of John Mack Woods, Notary Public for South Carolina.

Signature of Lena F. Smith.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J.F. Jones, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R.W. Jones 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 J.F. Brewer 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.

GIVEN under my hand and seal this 26th day of March, A. D. 1951. Signature of J.F. Jones, Notary Public for South Carolina.

Signature of Faye H. Jones.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 2nd day of April 1951 at 12:37 P. 7566

B15-2-11#12