

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. D. Martin in the State aforesaid,
in consideration of the sum of One (\$1.00) and love and affection 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

W. P. Martin, his heirs and assigns, all that certain piece, parcel and lot of land in Greenville Township, Greenville County, State of South Carolina, on Darlington Avenue between Berkley Avenue and Dykeson Avenue, in the Sans Souci section of Greenville County, about two miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along Darlington Avenue, said pin being the joint front corner of lots numbered fourteen (14) and fifteen (15); and running thence along the northern edge of said sidewalk, S. 43-0 W., sixty (60) feet, to an iron pin, joint front corner of lots thirteen (13) and fourteen (14); thence along the eastern line of lot thirteen (13), N. 47-0 W., one hundred and ten (110) feet, to an iron pin, rear corner of lots thirteen (13) and fourteen (14); thence along the lines of lots twenty-eight (28) and eighteen (18), N. 43-0 E., sixty (60) feet, to an iron pin, joint corner of lots fourteen (14) and fifteen (15); thence along the western line of lot fifteen (15), S. 47-0 E., one hundred and ten (110) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered fourteen (14) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "R" at page 127, 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 twenty-five (25) years from the date hereof:-

- (1) Said property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than five thousand dollars (\$5,000.00).
- (3) No house shall be erected thereon nearer the northern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.

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 19th day of September in the year of our Lord One Thousand Nine Hundred and Fifty One.

Signed, Sealed and Delivered in the Presence of

Richard J. Foster
Elizabeth Juul

W.D. Martin (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Elizabeth Juul

and made oath that s he saw the within named grantor(s) W. D. Martin sign, seal and as his act and deed deliver the within written deed, and that s he, with Richard J. Foster witnessed the execution thereof.

Sworn to before me this 19th day of September, A. D. 1951
Richard J. Foster (Seal)
Notary Public for South Carolina

Elizabeth Juul

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Richard J. Foster Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alma I. Martin wife of the within named W. D. Martin 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. P. Martin, 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 19th day of September, A. D. 1951
Richard J. Foster (Seal)
Notary Public for South Carolina

Alma I. Martin

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 19th day of September 1951 at 11 P. M., No. 21654

169-10-10