

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY APR 19 9 20 AM 1952

Know All Men by These Presents:

That I, R.W. Jones in consideration of the sum of Four Hundred Fifty (\$450.00) 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 George J. Madams all that certain lot of land in Paris Mountain Township known and designated as lot #13 according to a plat made by J.A. Pickens, Surveyor January 1952 and having the following metes and bounds to-wit: Beginning with an iron pin on a unnamed street 200' from a 35 foot street leading to the White Horse Road at the joint corners of lots #12 & #13 and running thence N 88-05 E between said lots 200' to iron pin thence along property of the Grantor N 3-35 E 100' to iron pin of lot #14 thence along line of lot #14 S 88-05 W 200' to iron pin on unnamed street thence along unnamed street S 3-35 E 100' to beginning point.

This being a portion of the property conveyed to the within Grantor and Thomas Jones and Alice Jones by deed dated August 29, 1921 and of record 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, along with Thomas Jones and their mother Maud Jones. The said Thos. Jones conveyed his interest to the within Grantor by deed of August 12, 1943 and of record in R.M.C. office in deed book 274 at page 207. And Maud Jones conveyed her interest to the Grantor by deed dated March 28, 1951 and of record in deed book 431 at page 407.

- This property is conveyed subject to the following restrictions:
- 1- No dwelling shall be erected on said property at a cost of less than \$3,000.00.
 - 2- Each dwelling will have approved composition roof.
 - 3- Each dwelling shall have 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 dwelling 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 shall be used for residential purpose only.

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.

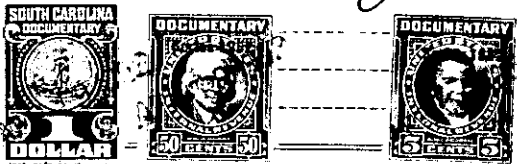
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 4th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

Lena F. Smith
John Mack Woods

R.W. Jones (Seal)



State of South Carolina, Greenville County

Personally appeared before me Lena F. Smith

and made oath that he 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 4th day of April A. D. 1952
John Mack Woods (Seal)
Notary Public for South Carolina

Lena F. Smith

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John Mack Woods 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 George J. Madams 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 4th day of April A. D. 1952
John Mack Woods (Seal)
Notary Public for South Carolina

Faye H. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 20 A.
Recorded this 19th day of April 1952, at 9: M., No. 9122

B15-2-20
(OUT OF B15-2-1)

The word "Jo" added to record from the original deed this April 17th 1952
Ellie Jamason
R.M.C.

attest
Ellie Jamason