



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FEB 17 4 27 PM 1955

OLLIE FAIRBANKS Know All Men by These Presents: R.M.C.

That I, Oscar F. Baker, in the State aforesaid, in consideration of the sum of - - - - - FOUR HUNDRED NINETY FIVE - - - - - 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

Louise Grissop Hilton

All that certain piece, parcel, lot or tract of land lying, situate and being in Gantt Township, State and County aforesaid, on the East side of Baker Road, North side of White Horse Road, and known and designated as lot No. 2 of the property of Oscar F. Baker, according to survey of J. Coke Smith, Surveyor, August 1946, plat recorded in the office of Register Mesne Conveyance in and for Greenville County in Plat Book J, Page 111, and having the following metes and bounds:

BEGINNING at a point at the Northeast intersecting corner of said White Horse Road and Baker Road and running thence with the East side of Baker Road N. 4-15 E. 200 feet to front corner of lot No. 3; thence with line of said lot No. 3 S. 76.00 E. 100 feet to joint rear corner of lots Nos. 1 and 2, said plat; thence S. 4-15 W. 200 feet to point on the North side of White Horse Road; thence with the North side of White Horse Road N. 76.00 W. 100 feet to the point of beginning.

This conveyance is made subject to the following restrictions: (1) Not to be rented or sold to persons of African descent; (2) Premises herein shall not be re-subdivided so as to face any other road; (3) No residence to be constructed on the within premises costing less than \$1750.00; (4) No surface toilets to be constructed or permitted upon the premises; (5) All residences shall be equipped with sanitary plumbing, with septic tanks approved by the County Health authorities; and (6) Premises to be used exclusively for residential purposes.

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 her 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 17 day of July in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: [Signature] and [Signature]

Oscar F. Baker (Seal) [Seal] [Seal] [Seal] [Seal]

State of South Carolina, Greenville County

Personally appeared before me [Signature]

and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with [Signature] witnessed the execution thereof.

Sworn to before me this 17 day of July, A. D. 1950 [Signature] Notary Public for South Carolina

[Signature]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, [Signature], Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Doris D. Baker, wife of the within named Oscar F. Baker 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 Louise Grissop Hilton, 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 17 day of July, A. D. 1950 [Signature] Notary Public for South Carolina

Doris D. Baker

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 19, at M., No.