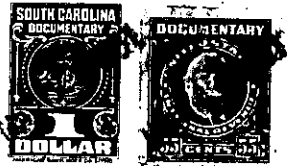
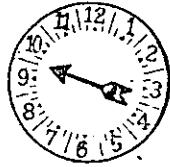


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 671 PAGE 45
MAR 30 1961 A.M.



KNOW ALL MEN BY THESE PRESENTS, that **WALTER W. GOLDSMITH**

Mrs. **Chie Farnsworth**
R. M. C.

in consideration of **FOur Hundred Ninety Five and no/100**-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **M. P. SIMPSON AND WILLIE MAE SIMPSON**

All that piece, parcel or lot of land, just outside the City Limits of Greenville, near White Horse Road and U. S. Highway #29, in Sub-division known as Rolando Hills, according to plat made July 1950, by Piedmont Engineering Company, recorded in RMC Office, Greenville County in Plat Book AA, Page 71, said lot being #14, Block C, fronting on the West side of Vincent Avenue and being more particularly as follows:

Beginning at an iron pin at the joint corners of Lots 14 and 15 on the West side of Vincent Avenue; thence North 25-02 West, 70 feet to an iron at the joint corners of Lots 13 and 14; thence South 65-12, West 107.1 feet to an iron pin which is at joint corners of Lots 12, 13 and 14; thence South 34-09 West 45 feet to an iron pin; thence South 67-48 East 60 feet to an iron pin; thence along the joint lines of Lots 14 and 15 North 66-42 East, 105 feet to Vincent Avenue, the point of beginning. This lot is deeded subject to the following restrictions and this deed is made subject to any rights of way which may have been previously given.

Restrictions:

1. Said lands shall not be sold, rented or otherwise disposed of to any person of African descent.
2. No residence shall be erected at a cost less than \$3000; nor nearer than 25' to the front line; nor shall any residence be erected on any lot unless said lot to have 50' frontage or more.
3. No outside toilets are permitted and sewage must be disposed of by approved septic tank.

Grantee herein to pay taxes for the year 1961.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 28th day of March 1961.

SIGNED, sealed and delivered in the presence of:

Walter W. Goldsmith (SEAL)

Margaret Lindsey (SEAL)

James R. Shilby Sr. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of March 1961.

James R. Shilby Sr. (SEAL)
Notary Public for South Carolina.

Margaret Lindsey

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 30th day of March 1961 at 9:30 A. M., No. 23953.

237-2-2-41