



Know All Men by These Presents:

That We, Louie Spearman and Mary E. Spearman

in consideration of the sum of Nine Hundred, Fifty and No/100 (\$950.00) 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

R. O. Nichols and James F. Nichols, their heirs and assigns

All that piece, parcel or lot of land just outside city limits of Greenville, near White Horse Road on Easley Highway #29, in subdivision known as Rolando Hills, according to plat made July, 1950 by Piedmont Engineering Company, recorded in the R.M.C. Office for Greenville County in Plat Book AA, at Page 71, said lots being numbers 1 and 2, Block D, and being particularly described as follows:

BEGINNING at an iron pin on West Side of Earle Drive, thence S. 83-47 W. 118.7 feet to an iron pin, at the joint rear corners of Lots 2 and 3; thence N. 2-46 E. 135 feet to an iron pin on Larry Court; thence along Larry Court, S. 87-14 E. 70 feet to an iron pin; thence continuing along Larry Court around the curve of said street, S. 76-58 E. 58.6 feet to an iron pin; thence continuing along the said curve or arch of Larry Court, S. 30-30 E. 72.7 feet to an iron pin; thence S. 1-35 W. 30 feet; thence S. 50-53 W. along said Earle Drive 68.2 feet to an iron pin; the point of beginning.

THAT the said lands shall not be sold, rented or otherwise disposed of to any person of African descent; no residence shall be erected at a cost less than \$3,000.00; nor nearer than 25 feet to the front line; nor shall any residence be erected on any lot unless said lot has 50 feet or more frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks.

THIS deed is made subject to any rights of way which may have previously been given

Being the same property conveyed to the Grantors herein by deed of M. W. Fore dated July 31, 1957, and recorded in the R.M.C. Office for Greenville County in Deed Book 581 at Page 470.

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 their 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 25th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Ann P. Armstrong
Winifred E. Russell

Louie Spearman (Seal)
Mary E. Spearman (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Winifred E. Russell

and made oath that s he saw the within named grantor(s) Louie Spearman and Mary E. Spearman sign, seal and as their act and deed witness the execution thereof.

Sworn to before me this 25th day of August, A. D. 1961
Ann P. Armstrong (Seal)
Notary Public for South Carolina

Winifred E. Russell

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Ann P. Armstrong

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary E. Spearman wife of the within named Louie Spearman 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 R. O. Nichols and James F. Nichols, their 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 25th day of August, A. D. 1961
Ann P. Armstrong (Seal)
Notary Public for South Carolina

Mary E. Spearman

Recorded this 29th day of August 1961, at 9:51 A. M., No. #5603

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