

MAY 30 12 17 PM 1962

BOOK 699 PAGE 171

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

CLERK OF COURTS



Know All Men by These Presents:

That Charles Cleo Thompson and Betty Sue Thompson

in the State aforesaid, in consideration of the sum of Two Thousand and no/100 (\$2,000.00) Dollars, and exchange of ~~DOLLARS~~ property valued at \$4,000.00 and assumption of the mortgage set forth below 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

Wayne Hart and Pearl L. Hart, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Woodruff Road, near the City of Greenville, S. C. in Butler Township, and containing one acre, more or less, and having according to a plat of said property made by R.K. Campbell March 12, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Woodruff Road and at the corner of property of W. C. Henderson and running thence along the southern boundary of said road N 70-45 E 90 feet to an iron pin; thence S 24-45 E 500 feet to a point in line of property of Lewis Lipscombe; thence S 64-02 W 89.4 feet to a point in line of the W. C. Henderson property; thence along the eastern line of the Henderson property N 24-45 W 506.7 feet to the southerly side of Woodruff Road, the point of beginning.

This property is conveyed subject to the following building restrictions: (1) That lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent. (2) The lot herein conveyed shall be used exclusively for residential purposes. (3) No residence shall be erected on any lot fronting on Woodruff Road costing less than \$5000.00, (4) No residence shall be constructed on any lot fronting on Woodruff Road nearer than 75 feet to the said Woodruff Road.

For deed into grantor see Deed Book 548, page 421.

As a part of the consideration herein, the grantees hereby assume and agree to pay the unpaid balance of \$5,752.32 due and payable on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association in the original amount of \$8,000.00 dated July 14, 1956 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 684, page 339. GRANTEES TO PAY 1962 TAXES.

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 May in the year of our Lord One Thousand Nine Hundred and Sixty-two.

Signed, Sealed and Delivered in the Presence of

Eunice D. Shelton

Maye R. Johnson, Jr.

Charles Cleo Thompson (Seal)

Betty Sue Thompson (Seal)

(Seal)

(Seal)



State of South Carolina, Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that s he saw the within named grantor(s) Charles Cleo Thompson and Betty Sue Thompson deliver the within written deed, and that she, with Maye R. Johnson, Jr. sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 25th day of May, A. D. 1962. Maye R. Johnson, Jr. (Seal) Notary Public for South Carolina

Eunice D. Shelton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Maye R. Johnson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Betty Sue Thompson wife of the within named Charles Cleo Thompson 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 Wayne Hart and Pearl L. Hart, 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 May, A. D. 1962. Maye R. Johnson, Jr. (Seal) Notary Public for South Carolina

Betty Sue Thompson

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 30th day of May 1962, at 12:17 P.M., No. #29599

599 262-1-7.17