

TITLE TO REAL ESTATE—G.T. 202

48480 PROVISION—JANUARY 06—GREENVILLE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Dr. T. E. Coleman,

in the State aforesaid
in consideration of the sum of Eleven Hundred (\$1100.00)

to me in hand paid, at and before the sealing of these presents by Elizabeth Merrian Nelson

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 Elizabeth Merrian Nelson

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina.

known and designated as Lot No. 27 of Block B, on plat of property of D. B. Tripp at River Falls, recorded in Plat Book H, page 32. Said lot having a frontage of 75 feet on Ellis Ridge Road with a depth of 154 feet and being 79 feet wide in the rear, and being the same lot deeded to Dr. T. E. Coleman by River Falls Realty Company by deed dated September 2, 1940, and recorded in the R. M. C. Office for Greenville County June 17th, 1943, in Vol. 253, page 372.

Also all that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, being Lot No. 28 of Section B of a subdivision at River Falls, as per plat of said subdivision made by W. A. Hester, Surveyor, July 2, 1926, which plat is recorded in R. M. C. Office for Greenville County in Plat Book H, page 32, reference to which is hereby craved; this being the same property deeded to Dr. T. E. Coleman by River Falls Realty Company by deed dated July 30, 1937, and recorded in the R. M. C. Office for Greenville County on May 8th, 1939 and recorded in Vol. 210, page 270.

This conveyance is made subject to the following conditions and restrictions, which are conditions subsequent, and a part of the consideration for this conveyance: The said property shall not be used for business purposes, but shall be used for residential purposes for white people only (this not to apply to servants); no hogs shall be kept on said property; and no sewage shall be emptied into any creek or stream.

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book, Page.

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 premises before mentioned unto the said Elizabeth Merrian Nelson, her heirs and assigns, forever.

AND I do hereby bind my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Elizabeth Merrian Nelson, her heirs and assigns,

against me and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 22 day of June in the year of our Lord one thousand nine hundred and forty-three and in the one hundred and sixty-seventh year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Dr. T. E. Coleman (L. S.)
J. A. Henry (L. S.)
Margaret H. Spencer (L. S.)

S. C. Stamps Cancelled, \$ 3 and 00 cents
U. S. Stamps Cancelled, \$ 1 and 65 cents

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me J. A. Henry

and made oath that he saw the within named Dr. T. E. Coleman

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Margaret H. Spencer witnessed the execution thereof.

SWORN to before me, this 22 day of June A. D. 19 43
Margaret H. Spencer (L. S.)
Notary Public for South Carolina

J. A. Henry

STATE OF SOUTH CAROLINA }
Greenville County.

RENUNCIATION OF DOWER

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named

heirs and assigns, all her interest and estate, and also 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 SWORN to before me, this day of Anno Domini 19 Notary Public for South Carolina (L. S.)

Recorded August 27th 19 43 at 9:32 o'clock A. M. BY: E. G.