

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-26-48

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, E. R. Haynie

in the State aforesaid
in consideration of the sum of
Seven Hundred Fifty (\$750.00) Dollars

to me Nevada K. Phillips in hand paid
at and before the sealing of these presents by

(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

Nevada K. Phillips, her Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the South side of Woodruff Road, near the City of Greenville, in Butler Township, Greenville County, South Carolina, being shown as Lot #3 on Plat of property of E. R. Haynie, made by P. B. Wilson, Jr., Surveyor, October, 1945, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Woodruff Road at joint front corner of Lots 2 and 3, said pin being 400 feet in an Easterly direction from the center of a County Road which intersects with said Woodruff Road and running thence with the line of Lot 2, S. 24-45 E. 506.7 feet to an iron pin; thence N. 64-20 E. 200 feet to an iron pin at corner of Lot 4; thence with the line of Lot 4, N. 24-45 W. 492 feet to an iron pin on the South side of Woodruff Road; thence with the South side of Woodruff Road, S. 70-45 W. 200.9 feet to the beginning corner and contains 2.48 acres, more or less.

This property is conveyed subject to the following building restrictions:

- (1) The 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 \$5,000.00.
- (4) No residence shall be constructed on any lot fronting on Woodruff Road nearer than 75 feet to the said Woodruff Road.

This is a portion of that property conveyed to me by deed of Mary Bates Ballenger, dated October 2, 1945, recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 281, Page 95.

The Grantee is to pay 1946 State and County Taxes.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RELEASE OF MORTGAGE.

FOR VALUE RECEIVED I, Mary Bates Ballenger, the owner of that mortgage given to me by E. R. Haynie for \$4500.00 on October 2, 1945, recorded in the R. M. C. Office for Greenville County, S.C. in Mortgage Book 337, at Page 300, do hereby release and forever discharge the within described property from the lien of said mortgage.

WITNESS my hand and seal this 7th day of August, 1946.

In the presence of: Mary Bates Ballenger
John B. Burns
T. M. Ballenger

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me John B. Burns and made oath that he saw the within named Mary Bates Ballenger sign, seal and as her act and deed deliver the within written release of mortgage, and that he with T. M. Ballenger witnessed the execution thereof.

SWORN to before me this 7th day of August, A.D., 1946. John B. Burns

F. D. Rainey (L.S.)
Notary Public for South Carolina.

RELEASE recorded Aug. 10th, 1946 at 11:11 A.M. #13537