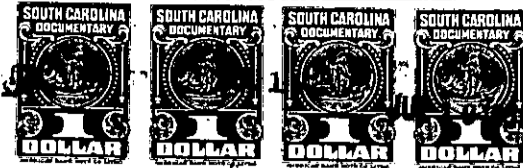


STATE OF SOUTH CAROLINA, FILED
GREENVILLE CO. S. C.
GREENVILLE COUNTY



JUL 19 4 09 PM '50 Now All Men by These Presents:

That I, Cleo E. Boyd in the State aforesaid,
in consideration of the sum of One Thousand, Nine-hundred and Ninety-four and 47/100 DOLLARS,
and assumption of mortgage indebtedness, and hereinafter set forth
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby ac-
knowledgeed), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

J. L. Elrod and Lula C. Elrod, their heirs and assigns forever
All that piece, parcel or lot of land in Greenville Township, Greenville County,
State of South Carolina, being known and designated as Lot No. 23 of Block "J"
according to plat of Fair Heights, which plat is recorded in the R.M.C. Office
for Greenville County in Plat Book "F" at Page 257, and having the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Cumberland Avenue at the joint front
corner of Lots Nos. 22 and 23, 200 feet north of the intersection of Cumberland
Avenue and Decatur Street and running thence with line of Lot No. 23, N. 58-40 W.
140 feet to an iron pin joint rear corner of Lot No. 14; thence with line of Lot
No. 14, N. 31-20 E. to an iron pin, joint rear corner of Lots 13 and 24; thence
along the line of Lot No. 24, S. 58-40 E. 140 feet to an iron pin on Cumberland
Avenue; thence with Cumberland Avenue, S. 31-20 W. 50 feet to the beginning corner
and being the same premises conveyed to the grantor by deed of J. P. Jamison, deed
recorded in the R.M.C. Office for Greenville County in Deed Book 313, Page 409.
Subject to the following restrictions: No building shall be erected on said lot,
except out-buildings, costing less than \$2500.00; said premises shall be used ex-
clusively for residential purposes only; said property shall not be sold, rented,
leased or otherwise disposed of to persons of African Descent; and said lot shall
not be re-cut or subdivided. It is expressly understood and agreed that the water
line running through the above described lot for the benefit of the lot to the
rear, being Lot No. 14 of Block "J" as shown on the above plat, is to remain open
for the use and benefit of the owners and occupants of the dwelling situate on
said Lot No. 14 which faces on Fair View Avenue.

As a part of the consideration the grantee assumes and agrees to pay note and
mortgage executed by the grantor to Fidelity Federal Savings & Loan Assoc. in the
original amount of \$4000.00, dated June 19, 1947, recorded in R.M.C. Office for
Greenville County in Mortgage Book 364, Page 272 on which there is a balance due of
\$3,505.53

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-
longing, 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.

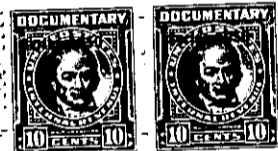
Witness the grantor's(s) hand and seal this 19th day of July in the year
of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Fletcher C. Mann
Edith C. Southern



Cleo E. Boyd



State of South Carolina,
Greenville County

Personally appeared before me Edith C. Southern

and made oath that She saw the within named grantor(s) Cleo E. Boyd
written deed, and that she, with Fletcher C. Mann sign, seal and as his act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this 19th
day of July, A. D. 19 50
Fletcher C. Mann (Seal)
Notary Public for South Carolina

Edith C. Southern

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Fletcher C. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eleanor Still Boyd
wife of the within named Cleo E. Boyd
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, vol-
untarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever re-
linquish unto J. L. Elrod and Lula C. Elrod, 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 19th
day of July, A. D. 19 50
Fletcher C. Mann (Seal)
Notary Public for South Carolina

Eleanor Still Boyd

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 19th day of July 19 50 at 4:09 P. 17357 M., No.-----

265-1-12