

STATE OF SOUTH CAROLINA, APR 3 10 43 AM 1951

Greenville COUNTY

Know All Men by These Presents:

That I, R.W. Jones in the State aforesaid, in consideration of the sum of Eight Hundred and Fifty 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

W. Luther Crane, Jr., All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, according to plat made by John C. Smith, January 23, 1951 and more particularly described as follows:

Beginning at an iron pin at the intersection of a paved road (Freeman) and dirt road, running thence along paved road N, 50-50E, 208.75 Ft. to iron pin; thence along the line of Grantor's property S. 39-10 E. 208.75 Ft. to an iron pin; thence S. 50-50W, 351.5 Ft. to an iron pin on dirt street; thence along dirt street N. 4-48W, 252.5 Ft. to an iron pin being the beginning corner. This being the portion of the property conveyed to the within Grantor Thos. Jones and Alice Jones by M.G. Jones and M.W. Jones as Executors of the O.T. Jones Estate by deed dated August 29, 1921, and recorded in the R.M.C. office for Greenville County in deed book 74 at page 45. The said Alice Jones died intestate thereafter without having married and her interest in said property was inherited by the within Grantor and Thos. Jones. Thereafter by deed dated August 12, 1943, and recorded in deed book 274 at page 207, Thos. Jones conveyed to the within Grantor his undivided interest in said policy, originally consisting of 51 acres.

The within property is conveyed subject to the following restrictions:

1. No dwelling shall be erected on said property as a cost of less than \$3000.
2. Each dwelling will have approved composition roof.
3. Each dwelling shall have 24 inch clearing off ground at lowest point.
4. Each dwelling shall be built forty feet from edge of street or in line with other dwellings if perchance they are over forty feet from street.
5. This property shall not be owned or occupied by anyone of African descent.
6. This property to be used for residential purposes only,

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 His 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 21st day of March in the year of our Lord One Thousand Nine Hundred and Fifty One

Signed, Sealed and Delivered in the Presence of

Lena F. Smith
John Mack Woods

R.W. Jones (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
1951 (Seal)

State of South Carolina, Greenville County Personally appeared before me Lena F. Smith

and made oath that she saw the within named grantor(s) R.W. Jones sign, seal and as his act and deed deliver the within written deed, and that she, with John Mack Woods witnessed the execution thereof.

Sworn to before me this 21st day of March, A. D. 1951

John Mack Woods (Seal) Notary Public for South Carolina

Lena F. Smith

State of South Carolina, Greenville County I, J.S. Jones Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R.W. Jones 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 W. Luther Crane, Jr., His 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 21st day of March, A. D. 1951

J.S. Jones (Seal) Notary Public for South Carolina

Faye H. Jones

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 3rd day of April 1951 at 10:03 A. M., No. 7688

3 on Release + Warning of Restrictions See Deed Book 636 Page 475