

TITLE TO REAL ESTATE—Lionel E. Wooten, Attorney at Law, Lawyers Bldg., Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Ella R. Batson in the State aforesaid, in consideration of the sum of Twenty-two Hundred and Fifty (\$2250.00) 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 Lonnie Robert Collins and his heirs, and assigns forever:

All that certain piece, parcel, or lot of land in Cleveland Township, Greenville County, South Carolina, on Duckworth Road, at River Falls, known and designated as Lot No. 21 of a sub-division of the land of D. B. Tripp at River Falls, as per a plat made by W. A. Hester, surveyor, on April 21, 1926, recorded in the R. M. C. Office for said County and State in Plat Book "G" at page 89, and said lot having a frontage of approximately 70 feet and a depth on the South of 140 feet and on the North 150 feet, both running back to the branch, for a more particular description, reference of the said plat is herein made., and being the same lot of land conveyed to the grantor herein by John W. and Annie S. Johnson by Deed dated February 26, 1953, recorded in the R. M. C. Office for said County and State in Deed Book 473 at page 268.

This property is conveyed subject to the following restrictions: The property is not to 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.



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 27th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Lionel E. Wooten and Evon Stancell.

Signature of Ella R. Batson followed by four lines for seals, each labeled (Seal).

State of South Carolina, Greenville County

Personally appeared before me Evon Stancell

and made oath that she saw the within named grantor(s) Ella R. Batson sign, seal and as her act and deed deliver the within written deed, and that she, with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 27th day of September A. D. 1954. Signature of Lionel E. Wooten, Notary Public for South Carolina.

Signature of Evon Stancell.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, (WOMAN GRANTOR)

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. 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 any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 29th day of September 19 54 at 10:00 A. M., No. 22147