

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That M. Margaret St. Beattie
by A. C. Beattie - Attorney in - fact.

in the State aforesaid.
in consideration of the sum of Five dollars and other valuable
Consideration Dollars,

to me paid by Annie M. Beatty

in the State aforesaid, 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 Annie M. Beatty

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

On the west side of the Franklin Road, known as lot No. 1 on plat of property of the grantor made by Dalton & Niles, Engineers, recorded in R.M.C. Office for said County in plat book H page 156. Said lot having a frontage of 6.67 feet on said Franklin Road, with a depth of 160 feet. This lot is conveyed subject to the following conditions and restrictions, which are imposed for the benefit of adjoining lots:

1. Property to be used for either residential or mercantile purposes, for white people only, this limitation, however, not to apply to servants.
2. The grantor, her successors or assigns, shall be amenable to sanitary rules and regulations passed by majority of the property owner pre-releasing lots from the grantor or her heirs or assigns.

This conveyance is made upon the following trust: In trust, nevertheless, to hold the title thereto for the benefit of W. M. Cappe and St. J. Martin, and their heirs with power, upon the authority in writing of the said W. M. Cappe and St. J. Martin, to sell said land to private or at public sale, and to mortgage same from time to time. The lender of any money may take a mortgage given by said trustee, upon the request of the trustee's quiet trust, and it shall bind said property and the lender is not required to see to the application of the funds. The trustee is authorized to receive the rents and profits from said property, and after paying costs of collection, insurance, taxes and repairs and said property to pay over the net income to the trustee's quiet trust. The purchaser of said lot shall not be required to see to the application of the proceeds.

In a Release to this deed see deed book 156, page 274 for a Release of this deed see deed book 156, page 274 for a Release of this deed see deed book 209, page 153.

The above described land is a portion of the same conveyed to me by Franklin Real Estate and Investment Co. on the 27th day of January 1930 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 132 Page 133 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 Annie M. Beatty, her Successors in the Trust heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Annie M. Beatty, her Successors in the Trust.

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

WITNESS my hand and seal, this 3rd day of June in the year of our Lord one thousand nine hundred and thirty and in the one hundred and thirty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
W. T. Henderson Margaret St. Beattie (SEAL)
C. B. Martin By A. C. Beattie (SEAL)
Attorney-in-fact. (SEAL)

S. C. Revenue Stamps Cancelled, \$ 1 and 20 Cents.
U. S. Revenue Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
Greenville County. }
PERSONALLY appeared before me _____
and made oath that he saw the within named Margaret St. Beattie, By A. C. Beattie
Attorney-in-fact
sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that _____ he, with C. B. Martin witnessed the execution thereof.
SWORN to before me, this 13th day of June A. D. 1930.
C. B. Martin (L. S.)
Notary Public for S. C. W. T. Henderson

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 any 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 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 _____ Anno Domini 19_____.

Notary Public for S. C. (L. S.)
Recorded Aug 19 1930, at 5:15 o'clock, P. M.

END OF DEED