

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Effie S. Fry and E. D. Fry,

in the State aforesaid, Ten Dollars and other valuable considerations, in consideration of the sum of Dollars,

to US in hand paid, at and before the sealing of these presents by Ruth S. Hagood 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

Ruth S. Hagood, her heirs and assigns:

All that certain lot or parcel of land situate, lying and being in the City of Greenville, South Carolina, on the South side of Cleveland Street and being known and designated as Lot No. 8 of the Parrish, Gower and Martin Subdivision as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "G" at page 197, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the Southern side of Cleveland Street, joint corner of Lots Nos. 8 and 9 and running thence with the joint line of said lots, S. 20-34 W. 180 feet to an iron pin; thence S. 69-26 E. 66 feet to an iron pin, joint corner of Lots Nos. 7 and 8; thence with the joint line of said lots, N. 20-34 E. 180 feet to an iron pin in the Southern side of Cleveland Street; thence with the Southern side of Cleveland Street N. 69-26 W. 66 feet to the point of beginning.

subject, however, to the following restrictions which are expressly for the benefit of all persons who may purchase or own any of the lots shown on the plat above referred to:

- (1) Said property shall be used exclusively for residential purposes.
(2) No building of any kind shall be erected nearer to Cleveland Street than 35 feet.
(3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
(4) No dwelling shall be erected on said property costing less than Forty-Five Hundred (\$4,500.00) Dollars. (This shall not apply to outbuildings appurtenant to a dwelling).

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book, Page

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 Ruth S. Hagood, her heirs and assigns, forever.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Ruth S. Hagood, her heirs and assigns, against us and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand, seal and seal, this 27th day of April in the year of our Lord one thousand nine hundred and thirty four and in the one hundred and fifty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of R. M. Caine, Effie S. Fry (SEAL), A. G. Hart, E. D. Fry (SEAL)

U. S. Stamps Cancelled, \$ 10 and 00 cents
S. C. Stamps Cancelled, \$ 20 and 00 cents
For true consideration See Affidavit Book, Page 192.

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me R. M. Caine, and made oath that he saw the within named Effie S. Fry and E. D. Fry, sign, seal, and as their A. G. Hart, act and deed, deliver the within written Deed; and that he, with witnessed the execution thereof.

SWORN to before me, this 27th day of April A. D. 1934 A. G. Hart, (L. S.) Notary Public for S. C. R. M. Caine,

STATE OF SOUTH CAROLINA Greenville County. RENUNCIATION OF DOWER I, A. G. Hart, N. P. S. C., a Notary Public do hereby certify unto all whom it may concern, that Mrs. Effie S. Fry, E. D. Fry, the wife of the within named did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Ruth S. Hagood, her

heirs and assigns, all her interest and estate, and also 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 27th day of April Anno Domini 1934 Effie S. Fry A. G. Hart (L. S.) Notary Public for S. C.

Recorded May 2nd, 1934, at 3:35 o'clock, P. M.