

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. B. Grumbles,

in the State aforesaid

in consideration of the sum of Three Hundred

Dollars,

to me in hand paid, at and before the sealing of these presents by

J. J. Grumbles;

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 J. J. Grumbles;

All that piece parcel or lot of land situate lying and being in the County and State aforesaid, in Greenville Township and fronting on State Highway number 13, described as follows:

Beginning at an iron pin on State Highway number 13 two hundred feet from line of Thurston property and running with line of lot number 4 150 feet to an iron pin; thence Westward 50 feet to corner of lot number 6; thence Southward 150 feet in a line parallel to first line herein to a pin on State Highway number 13; thence Eastward facing on said highway 50 feet to the beginning corner. Being known and designated as lot number 5 as is shown by plat recorded in the R. M. C. Office in and for Greenville County Plat Book "I" at pages 56 7 57.

Nevertheless upon the following conditions, however, which conditions are a part of the consideration for this deed:

(1) That said lot of land is to be used for residential purposes only.

(2) The property conveyed shall never be sold or rented or otherwise disposed of to any person or persons of African descent.

The above described land is the same conveyed to me by Lyda R. Martin on the 3d. day of May 1937, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 198, Page 287

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 J. J. Grumbles, his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. J. Grumbles, his

heirs and assigns, against me 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 10th day of May in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of James A. Eppes

R. B. Grumbles (SEAL)

J. Frank Eppes (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 cents

U. S. Stamps Cancelled, \$ 0 and 50 cents

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me James A. Eppes

and made oath that he saw the within named R. B. Grumbles

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J. Frank Eppes, witnessed the execution thereof.

SWORN to before me, this 10th day of May A. D. 1938

James A. Eppes

J. Frank Eppes (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA }
Greenville County.

RENUNCIATION OF DOWER

I, J. Frank Eppes, a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Thelma Grumbles the wife of the within named

R. B. Grumbles did this day appear before me, 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 J. J. Grumbles, his

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 10th day of May Anno Domini 1938

Thelma Grumbles

J. Frank Eppes (L. S.)
Notary Public for S. C.

Recorded May 12th 1938, at 10:20 o'clock A. M. BY: E. G.