

TITLE TO REAL ESTATE—G.T. 202

43505 PROVENCE—JARRARD CO.—GREENVILLE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, May H. Goddard and Blanche H. McPherson,

in the State aforesaid

in consideration of the sum of Nine hundred and fifty and no/100 (\$950.00)

Dollars,

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

L. A. Baldwin

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

L. A. Baldwin.

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #5 of Goddard and McPherson property. Beginning at an iron pin on McPherson Lane 284.6 feet from Augusta Road and running S. 48 degrees 45 minutes E. 139.8 feet to an iron pin; thence N. 55 degrees 55 minutes East 76.9 feet to an iron pin; thence N. 48 degrees 45 minutes West 149.3 feet to an iron pin on McPherson Lane; thence along McPherson Lane South 48 degrees 47 minutes West 75 feet to the beginning point.

The following restrictions are hereby declared to be conditions and are a part of the consideration for this conveyance: 1. No residence shall be erected upon said lot at a cost of less than \$5000.00 2. No residence shall be erected upon said lot with the front building line less than fifty feet from the front of said lot. 3. This lot shall at no time be conveyed to a person or persons of African descent. 4. No building shall be erected upon said lot other than a residence and such buildings as may necessarily pertain thereto. 5. No spiritous or malt liquor shall ever be manufactured or sold upon said lot.

The foregoing restrictions and conditions are intended for building restrictions only.

Grantors agree to pay taxes for 1940.

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 L. A. Baldwin, his

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 L. A. Baldwin, his

against us and our heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand, s and seal s, this 3rd. day of May in the year of our Lord one thousand nine hundred and forty and in the one hundred and 64th year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

W. A. Chandler

J. A. Henry

May H. Goddard

Blanche H. McPherson

(L. S.)

(L. S.)

(L. S.)

S. C. Stamps Cancelled, \$ 2 and 00 cents

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

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me W. A. Chandler

and made oath that he saw the within named May H. Goddard and Blanche H. McPherson

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with

J. A. Henry

witnessed the execution thereof.

SWORN to before me, this 3 day of May A. D. 19 40.

J. A. Henry

Notary Public for South Carolina

W. A. Chandler

(L. S.)

STATE OF SOUTH CAROLINA }
Greenville County.

Grantors women. No Dower. 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 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 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 South Carolina

Recorded May 6th 19 40 at 5:30 o'clock, P. M. BY: E.G.