

TITLE TO REAL ESTATE—G.T. 202

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, William James Epps and Florence Epps,

in the State aforesaid in consideration of the sum of Seven Hundred----- Dollars

to us in hand paid, at and before the sealing of these presents by Cecil O. Smith

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 Cecil O. Smith

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot #2 of Block K, of Highland Terrace according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "D", at page 238, having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of Fairview Avenue 53 feet from the Northwestern intersection of Fairview Avenue and Water Street, and running thence with Fairview Avenue N. 80-08 W. 57.2 feet to an iron pin joint Southern corner of Lots Nos. 2 and 3; thence along the dividing line of said lots N. 9-52 E. 150 feet to an iron pin joint Northern corner of Lots Nos. 2 and 3; thence along the rear line of Lot No. 2 S. 76-43 E. 62 feet to an iron pin joint Northern corner of Lots Nos. 1 and 2; thence along the dividing line of said lots S. 13-17 W. 150 feet to the point of beginning.

Subject, however, to the following restrictions:

1. This lot is sold for residential purposes only and no dwelling shall be erected thereon that shall cost less than \$3,000.00, when completed, and no part of which shall be nearer the front line of said lot than the houses already erected on said street.
2. This lot is sold with the express covenant that it shall never be sold, rented or otherwise disposed of to anyone of African descent.

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 Cecil O. Smith, his heirs and assigns, forever.

AND we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Cecil O. Smith, his heirs and assigns,

against us and our heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. WITNESS our hands and seals, this 7th day of September in the year of our Lord one thousand nine hundred and forty and in the one hundred and sixty-fourth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of H. B. Carlisle J. D. Hines W. J. Epps Florence G. Epps (L. S.) (L. S.) (L. S.)

S. C. Stamps Cancelled, \$ 2 and 00 Cents
U. S. Stamps Cancelled, \$ 1 and 10 Cents

STATE OF SOUTH CAROLINA, }
Spartanburg County.

PERSONALLY appeared before me J. D. Hines and made oath that he saw the within named William James Epps and Florence Epps sign, seal, and as their act and deed, deliver the within written deed; and that he, with H. B. Carlisle witnessed the execution thereof.

SWORN to before me, this Seventh day of September A. D. 19 40 H. B. Carlisle (L. S.)
Notary Public for South Carolina

J. D. Hines

STATE OF SOUTH CAROLINA, }
Spartanburg County.

RENUNCIATION OF DOWER

I, H. B. Carlisle, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Florence G. Epps the wife of the within named W. J. Epps,

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 Cecil O. Smith, 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 Seventh day of September Anno Domini 19 40 H. B. Carlisle (L. S.)
Notary Public for South Carolina

Florence G. Epps

Recorded March 6th 19 42 at 9:00 o'clock, A.M BY: E.G.