

TITLE TO REAL ESTATE

No. 213

State of South Carolina, GREENVILLE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Hundred Fifty and no/100 (\$150.00) DOLLARS

to the undersigned grantor, GRACELAND CEMETERY, INC., a corporation of South Carolina, in hand paid by Sarah Osteen

the receipt whereof is hereby acknowledged, it does by these presents grant, bargain, sell and release unto the said Sarah Osteen

a lot or parcel of ground in GRACELAND CEMETERY, Greenville County, South Carolina, designated as Lot No. 103 Section No. 5 Containing 200 Square feet, more or less; the same being described and designated as above, in accordance with map on file in the office of said corporation.

It is distinctly understood that said lot is to be used exclusively for the burial of human bodies of the white race, and is sold and conveyed subject to all rules and regulations printed on the back hereof, and any additions or amendments for the government of the Cemetery which may hereafter be adopted.

TO HAVE AND TO HOLD the above granted property to the said Sarah Osteen, her

heirs and assigns, forever; subject, however, to the restrictions and limitations above referred to.

And GRACELAND CEMETERY, INC., for itself, and successors and assigns, covenants with the said Sarah Osteen that the lot shall receive general care as specified in Rule No. 13 on the reverse hereof to which reference is made.

And GRACELAND CEMETERY, INC., does hereby bind itself and its successors to warrant and forever defend the said premises to the said Sarah Osteen, her heirs and assigns against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof; subject, however, to the restrictions and limitations herein contained.

IN WITNESS WHEREOF, GRACELAND CEMETERY, INC., has caused this instrument to be signed by its Vice President, and Secretary, and its seal affixed this 21st day of August 1944

In the presence of Lillian Harrison, Mae B. Patrick, Alester G. Furman, Jr. Vice - President, Lulee Culbertson Secretary



STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Personally appeared before me Lillian Harrison and made oath that she saw the within named GRACELAND CEMETERY, INC., by Alester G. Furman, Jr., Vice President and Lulee Culbertson Secretary execute and deliver the within instrument and that she with Mae B. Patrick witnessed the execution thereof.

Sworn to before me this 21st day of August A. D. 1944 Mae B. Patrick (Seal) Notary Public, S. C.

S. C. Stamps cancelled \$1.00

RULES AND REGULATIONS OF GRACELAND CEMETERY, INC. (Printed on the back of Deed)

- 1. The Cemetery will be open from seven o'clock a. m. until sunset.
2. The owners of lots, and their families, will be allowed access to the grounds at all reasonable times, observing the rules which are, or may be, adopted for the regulation of visitors.
3. All sales of lots are made strictly for cash, unless in special cases an extension is given by the Corporation. When an interment is made on a lot not fully paid for, the Corporation reserves the right at any time after the period agreed on for any extension of payment to remove the remains to a smaller lot equal in value to the amount paid upon the original, or to a single grave.
4. An order in writing is required of the lot owner whenever a grave is to be opened, containing the name, age, sex, and residence of the deceased, and a permit from the Board of Health must be shown the Superintendent of the grounds before interment is made. If interment is to be made in the forenoon, application must be made before 2 o'clock p. m. on the previous day. If in the afternoon, by 9 o'clock a. m. on the same day.
5. In order that the Corporation may have a correct record of the ownership of all lots where a re-sale and conveyance is made, the Corporation will require that the recorded deed shall be presented at its office so that a record of the transfer can be made. A fee of \$2.00 will be collected by the Secretary to be paid at the time any transfer of ownership is made on the Corporation's records.
6. No disinterment shall be allowed except upon order of the Executive Officers of the Corporation, and upon the written order of the owner or owners of the lot, and in every case can only be made under the supervision of the Superintendent.
7. The Corporation from time to time may lay out or alter such avenues or walks, or make such rules and regulations for the government of the grounds as it may deem requisite or proper to promote the general objects of the cemetery.
8. The lot owners shall have the right to have shrubs and plants cultivated in certain portions of the lot, all work to be done under the direction of the superintendent and to be paid for in cash before work is done. If any shrubs, plants or trees situated in any lot shall become detrimental to adjacent lots or avenues or unsightly or inconvenient, or interfere with the proper care of the cemetery, the Corporation, by its authorized representatives or employees, shall have the right to enter the said lot and remove the said trees or shrubs or such parts thereof as they shall determine to be detrimental, unsightly, or inconvenient. No owner shall be permitted to put any covering such as crushed stone, or foreign substance, on any grave or lot. No coping or other means of marking boundaries of lots or graves can be used except corner stones as provided.
9. Vaults shall be built only in that part of the cemetery designated for same by the Corporation, and only upon receiving permission from the duly authorized officers of the Corporation. The said vaults must be furnished with shelves having divisions allowing interments to be separately made and perpetually sealed, and all monuments and all parts of vaults above ground shall be of marble, granite, or other cut stone.
10. All foundations for monuments are to be laid by the cemetery authorities at a price to be set by it, and all work in the laying of the foundations shall be done by the employees of the Corporation, and under the supervision of the Superintendent, and completed as rapidly as possible. No foundation shall be laid until the cost of same has been paid for in cash.
11. Headstones for graves or any structure used to mark a grave must not exceed six (6) inches in height above the surface of the ground, and must not be less than six (6) inches or more than fifteen (15) inches thick and must not exceed thirty (30) inches in width, and must be placed in the space provided in each lot for monuments or headstones. Stone slabs will not be permitted, either erect, or reclining. All stone and marble work, monuments and headstones must be accepted by the Superintendent as being in conformity with the foregoing rules before being taken into the cemetery. No material of any kind will be received at the cemetery on Saturday after 12 o'clock noon. When monuments, headstones, etc., are placed upon any lot sold, no removal of same will be permitted to be made under claim that they are not paid for, or other pretense, without the authority of the officials of the Corporation.
12. If any monument, effigy or any structure whatever or any inscription be placed in or upon any lot which shall be determined by the Corporation, or its agent, to be offensive or improper, or injurious to the appearance of surrounding lots or grounds, they shall have the right, to enter said lot and remove the said offensive or improper object.
13. This Corporation, for itself and successors and assigns, covenants that the lot or lots herein referred to and which is a part hereof, shall receive annual care hereafter of lawns, flowers, shrubs, trees and all headstones, curbing and other stone work kept plumb, straight or in proper condition. The corporation is not responsible for the wear or damage to monuments by the elements, and will not repair or replace same.
14. No sign indicating that a lot or vault is "For Sale" will be permitted in the grounds.
15. No person of African descent shall become the owner of a lot, or be buried in the cemetery.

Recorded August 25th 1944 at 1:11 o'clock P. M. By E. G.