

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. W. F. Childers

in the State aforesaid Seven hundred no/100
in consideration of the sum of _____ Dollars

to me in hand paid, at and before the sealing of these presents by J. Milton Turner

(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. Milton Turner

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

about 5 miles west of the City of Greenville, being known and designated as Lots Nos. 14 and 15 on plat of property of W. F. Childers made by W. J. Riddle, Surveyor March 7, 1940, and having the following metes and bounds according to said plat:

BEGINNING at a stake at the intersection of the White Horse Road and a County Road and running thence with said County Road S. 48-07 W. 218 feet to bend in Road; thence still with said road S. 51-32 W. 135 feet to stake at corner of Lot No. 29; thence with line of Lot No. 29 S. 19-30 E. 94.5 feet to stake; thence N. 70-30 E. 270 feet to stake on White Horse Road; and thence with White Horse Road N. 4-23 W. 229.9 feet to beginning corner.

This conveyance is made subject to the following conditions and restrictions:

- 1. Any dwelling erected on said property will cost not less than \$3,000.00
- 2. No building on the property shall be nearer the property line on the White Horse Road than 40 feet.
- 3. The property shall be used for residence purposes only.
- 4. The property will never be sold to any person of the African race.

The above described land is a portion of the same conveyed to me by Rosa B. Ware on the 1st day of May 1937, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 198 Page 265

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. Milton Turner, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. Milton Turner, his heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 16th day of October in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of W. F. Childers (L. S.)
D. B. Tripp (L. S.)
Anna M. Beaty (L. S.)

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

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me D. B. Tripp

and made oath that he saw the within named W. F. Childers sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Anna M. Beaty witnessed the execution thereof.

SWORN to before me, this 16th day of October A. D., 1945
Anna M. Beaty (L. S.)
Notary Public for South Carolina D. B. Tripp

THE STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, Anna M. Beaty, a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Jessie W. Childers

the wife of the within named W. F. Childers did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named J. Milton Turner, 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 16th day of October A. D., 1945
Anna M. Beaty (L. S.)
Notary Public for South Carolina Jessie W. Childers

Recorded October 16th 1945 at 4:07 o'clock, P. M.
By E. B.