

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CLLIE BRANFORTH  
N.M.S.

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas A. Hawkins

in consideration of ONE (\$1.00) DOLLAR and love and affection -----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto  
NAOMI HAWKINS, her heirs and assigns, forever:

A ONE-HALF UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN piece, parcel or lot of land in Greenville County, South Carolina, Greenville Township, on the East side of Beatrice Street and known and designated as shown on plat recorded in plat Book "G" at page 225, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Beatrice Street and Flora Avenue and running thence with Flora Avenue, N. 65-30 E. 217.1 feet to an iron pin on a 20-foot alley; thence with said alley, S. 21-27 E. 78.5 feet to an iron pin corner of Lot No. 30; thence with line of Lot No. 30, S. 67-48 E. 206.4 feet to an iron pin on Beatrice Street; thence with Beatrice Street, N. 29-58 W. 70 feet to the beginning corner.

This lot is conveyed subject to the following restrictions:

- 1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold rented or otherwise disposed of to any person wholly or partly of African descent.
- 2) That no building shall be erected on said lots costing less than the sum of \$1,000.00.
- 3) That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.
- 4) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the Streets without compensation to any lot owner.
- 5) That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
- 6) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17<sup>th</sup> day of January, 19 69

SIGNED, sealed and delivered in the presence of:

Douglas A. Hawkins (SEAL)

Cecil H. McDonald (SEAL)

Joan A. Rivers (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17<sup>th</sup> day of January, 19 69

Cecil H. McDonald (SEAL)  
Notary Public for South Carolina. 10/16/78

Joan A. Rivers

STATE OF SOUTH CAROLINA }  
COUNTY OF G }  
RENUNCIATION OF DOWER -- NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.

RECORDED this 23 day of January 1969, at 2:33 P. M., No. 17432

-161-228-10-24