

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. E. James

in the State aforesaid in consideration of the sum of SEVEN HUNDRED TWENTY-FIVE & NO/100 (\$725.00) Dollars

to me paid by J. A. Cureton and P. F. Cureton

in the State aforesaid, 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. A. Cureton and P. F. Cureton, their heirs and assigns forever, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the Western side of Maple Avenue, near the City of Greenville, being shown as Lot No. 23 of Block C on Plat of Northgate, property of J. A. and P. F. Cureton, made by Dalton & Neves in February, 1942, and described as follows:

BEGINNING at a stake on the Western side of Maple Avenue 434 feet South from Rutherford Road, at corner of Lot No. 24, and running thence with the line of said Lot, S. 79-37 W. 150.3 feet to a stake in line of Lot No. 9; thence with the line of said lot; S. 16-16 E. 25 feet to a stake in line of Lot No. 8; thence with the line of said Lot, S. 7-16 E. 35 feet to a stake, corner of Lot No. 22; thence with the line of said Lot, N. 85-21 E. 154.2 feet to a stake on Maple Avenue; thence with the Western side of Maple Avenue, N. 13-16 W. 75 feet to the beginning corner.

This lot is sold subject to the following restrictions; The said lot shall not be sold, rented or otherwise disposed of to any person other than a member of the Caucasian race.

The above described land is the same conveyed to me by J. A. Cureton and P. F. Cureton on the 6th day of July 1945, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 278 Page 74

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. A. Cureton and P. F. Cureton, and their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. A. Cureton and P. F. Cureton, and their heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand and seal, this 4th day of December in the year of our Lord one thousand nine hundred and forty-five

Signed, sealed and Delivered in the Presence of R. E. James (SEAL) Kathryn L. Brown (SEAL) Ben C. Thornton (SEAL)

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

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me Kathryn L. Brown and made oath that she saw the within named R. E. James sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with Ben C. Thornton witnessed the execution thereof.

SWORN to before me, this 4th day of December 1945 Ben C. Thornton (L. S.) Notary Public, S. C. Kathryn L. Brown

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, Kathryn L. Brown, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Evelyn W. James the wife of the within named R. E. James 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. A. Cureton and P. F. Cureton, and their 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 4th day of December Anno Domini, 1945 Kathryn L. Brown (L. S.) Notary Public, S. C. Evelyn W. James

Recorded January 3rd 1946, at 2:28 o'clock P. M. BY: N.S.