



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, J. McDuffie Bruce, in the State aforesaid, in consideration of the sum of Eight-Thousand, Eight-Hundred & No/100 (\$8,800.00) -DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

Paul F. Hungerford, All that parcel, piece or lot of land situate, lying and being on the Southwest side of Carolina Avenue, in the City of Greenville, Count of Greenville, State of South Carolina, being shown as lot No. 2, Block "I", Section 5, on Plat of East Highlands Estates, made by Dalton & Neves, Engineers February 1941, recorded in the R.M.C. Office for Greenville County in Plat Book K, at Pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Carolina Avenue, joint front corner of lots Nos. 1 and 2, Block "I", and running thence with the line of lot No. 1, S. 26-40 W. 256.8 feet to an iron pin on the North side of a five foot strip of land reserved for utilities; thence along the North edge of said strip S. 61-01 E. 48 feet to an iron pin; thence with the line of lot No. 3, N. 34-26 E. 213 feet to an iron pin on the Southwest side of Carolina Avenue; thence with the Southwest side of Carolina Avenue N. 31-31 W. 90 feet to the point of beginning.

The Grantee is to pay taxes for the year 1949.

This lot is subject to the following building restrictions:

- 1. The lot herein conveyed shall be used for residential purposes only.
2. The lot herein conveyed shall never be sold, rented, or otherwise disposed of to negroes or persons of African descent.
3. No residence shall be erected on said lot costing less than \$3,500.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

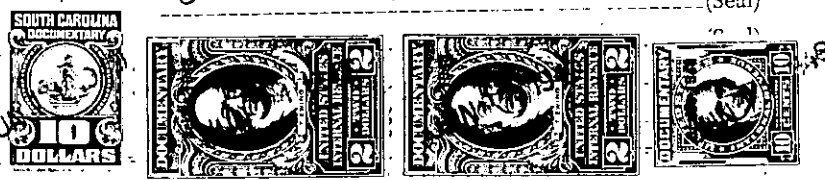
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's Heirs and Assigns against the grantor(s) and the grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's hand and seal this 30th day of May, in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

Rachel D. Trotter, Edward Ryan Hamer

J. McDuffie Bruce (Seal)



State of South Carolina, Greenville County

Personally appeared before me Rachel D. Trotter,

and made oath that s he saw the within named grantor(s) J. McDuffie Bruce, sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer, witnessed the execution thereof.

Sworn to before me this 30th day of May, A. D. 19 49. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Rachel D. Trotter (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, William B. Traxler, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie J. Bruce wife of the within named J. McDuffie Bruce, 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 Paul F. Hungerford, his Heirs and Assigns, all her interest and estate, and also all 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 30th day of May, A. D. 19 49. William B. Traxler (Seal) Notary Public for South Carolina

Mamie J. Bruce

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 11th day of June 19 49 at 12:01 P. 13838 M., No. 264-10-2

