

TITLE TO REAL ESTATE - Offices of R. N. WARD, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, FILED

GREENVILLE COUNTY

SEP 22 8 15 AM Know All Men by These Presents:

That I, Oscar F. Baker, in the State aforesaid, in consideration of the sum of - - - - - TWO HUNDRED NINETY FIVE - - - - - 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), has (have) granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

H. D. Spearman

All that certain piece, parcel, lot or tract of land, lying, situate and being on the East side of Baker Road, about 4-1/2 miles from Greenville County Courthouse, and being known and designated as lot No. 8, according to plat of Oscar F. Baker property, made by J. Coke Smith, Surveyor, August 1946, recorded in the office of Register of Mesne Conveyance in and for Greenville County in Plat Book P, at Page 111, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the East side of Baker Road, joint line of grantor and grantee, also joint front corner lots Nos. 7 and 8, aforesaid plat, and running thence with joint line of said lots S. 76-00 E. 200 feet; thence N. 4-15 E. 100 feet to joint rear corner of lots Nos. 8 and 9, said plat; thence with joint line of said lots Nos. 8 and 9 N. 76-00 W. 200 feet to a pin on Baker Road; thence with the East side of Baker Road S. 4-15 W. 100 feet to the point of beginning.

This conveyance is made subject to the following restrictions: (1) Not to be rented or sold to persons of African descent; (2) Premises herein shall not be re-subdivided so as to face any other road; (3) No residence to be constructed on the within premises costing less than \$1750.00; (4) No surface toilets to be constructed or permitted upon the premises; (5) All residences shall be equipped with sanitary plumbing, with septic tanks approved by the County Health authorities; and (6) Premises to be used exclusively for residential purposes.

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, subject nevertheless to foregoing restrictions.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 21 day of October in the year of our Lord One Thousand Nine Hundred and forty nine.

Signed, Sealed and Delivered in the Presence of

Ruth Vaughan
Etta R. Sanders



Oscar F. Baker (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County }

Personally appeared before me Ruth Vaughn

and made oath that she saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that she, with Etta R. Sanders witnessed the execution thereof.

Sworn to before me this 21 day of October, A. D. 19 49. Etta R. Sanders (Seal) Notary Public for South Carolina

Ruth Vaughan

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER
I, Etta R. Sanders, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Doris D. Baker wife of the within named Oscar F. Baker 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 H. D. Spearman, 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 21 day of October, A. D. 19 49. Etta R. Sanders (Seal) Notary Public for South Carolina

Doris D. Baker

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page)
Recorded this day of 19, at M., No.

WG2-2-22