

STATE OF SOUTH CAROLINA, FEB 25 2 41 PM 1952

GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, T. E. Campbell in the State aforesaid, in consideration of the sum of ..Twenty-Two Hundred and Fifty....(\$2250.00)..... DOLLARS, and the assumption of the mortgage hereinbelow described.

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 T. H. Miller and Betty H. Miller and their heirs and assigns forever,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Souci, about two miles north of the City of Greenville, on Beacon Street between Ethelridge Drive and Berkeley Avenue, said lot having the following lines, courses and distances:

BEGINNING at an iron pin on the southern edge of a 5 foot sidewalk running along Beacon Street, said pin being the joint front corner of Lots No. 24 and 25: thence along the southern edge of said sidewalk, N. 16-30 E. 60 feet to an iron pin, joint front corner of lots 23, and 24: thence along the western line of Lot No. 23 S. 80-52 E. 130.4 feet to an iron pin, joint rear corner of said lots 23 and 24: thence along the rear line of Lot 1, S. 26-42 E. 62.5 feet to an iron pin, joint rear corner of lots 24 and 25: thence along the eastern line of Lot 25, N. 80-52 E. 128.2 feet to an iron pin, the beginning corner, said lot being known and designated as Lot No. 24 on Plat of said property recorded in the R. M. C. Office for said County and State in Flat Book "Q" at Page 26, which plat is hereby referred to and made a part hereof. Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of 25 years from the date hereof: (1). Said property shall be used for residential purposes only. (2). No residence shall be erected thereon at a cost of less than Three Thousand (\$3,000.00) Dollars. (3). No house shall be erected thereon nearer the southern edge of said sidewalk running along Beacon Street than twenty (20) feet. (4). Said property shall not be sold to any person of African descent.

The grantees assume and agree to pay the balance due on those certain 2 mortgages executed by Theodore E. Campbell to C. Douglas Wilson Company on August 9, 1949, recorded in Mortgage Book 434 at Page 1, in the amount of \$6700.00, and recorded in Mortgage Book 434 at Page 5, in the amount of \$1800.00, said balance being approximately \$7,702.97.

This is the same property conveyed to the grantor herein by Hest M. Perry, Trustee, by deed dated June 20, 1949, recorded in Deed Book 385 at Page 9 and shown on the County Block Book as 169-7-23

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 their Heirs and Assigns forever.

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 23rd day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Two (1952)

Signed, Sealed and Delivered in the Presence of

B. J. Trammell
Lionel E. Wooten



T. E. Campbell (Seal)

State of South Carolina, Greenville County

Personally appeared before me E. J. Trammell

and made oath that he saw the within named grantor(s) T. E. Campbell sign, seal and as his act and deed deliver the within written deed, and that he, with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 23rd day of February, A. D. 1952.

Lionel E. Wooten (Seal)
Notary Public for South Carolina

B. J. Trammell

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Lionel E. Wooten

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Blanche W. Campbell wife of the within named T. E. Campbell 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 T. H. Miller and Betty Hiller and their 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 23rd day of February, A. D. 1952.

Lionel E. Wooten (Seal)
Notary Public for South Carolina

Blanche W. Campbell

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 25th day of February 1952, at 2:41 P. 4611

169-7-23

