

FEB 15 2 21 PM 1955

For True Consideration See Affidavit

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH 18 Page 85

Know All Men By These Presents:

That we, William H. Payne and Mae Payne ... in the State aforesaid, in consideration of the sum of ... Seventy Five and No/100 ... DOLLARS, and other considerations ... 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 - CALLIE F. BRIDGES, HER HEIRS AND ASSIGNS FOREVER -

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 77 of Augusta Acres, Property of Marsmen, Inc., according to plat made by Dalton & Neves, 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "S", Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Clearview Avenue, joint front corner of lots 77 and 78, and running thence with line of lot No. 78, S. 15-45 E., 200 feet to an iron pin; thence with rear line of lot No. 94, S. 74-15 W., 100 feet to an iron pin, joint corner of lots Nos. 76 and 77; thence with line of lot No. 76, N. 15-45 W., 200 feet to an iron pin on the South side of Clearview Avenue; thence with Clearview Avenue, N. 74-15 E., 100 feet to an iron pin, the point of BEGINNING, subject to recorded rights-of-way.

This property is conveyed subject to the following restrictions and conditions: Said property to be used for residential purposes only; no residence to be erected on said property costing less than \$5,000.00; no building to be erected on said property nearer than 30 feet to Clearview Avenue; no part of this property to be sold, rented or otherwise disposed of to any person of African descent. Property is also subject to restrictions applicable to Augusta Acres, executed by MARSMEN, INC., September 12, 1949, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 391, Page 75.

This being the same property conveyed to the grantors by deed of MARSMEN, INC., said deed recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 384, Page 141.

Grantee to pay all taxes due on said property, as a part of the consideration of this transfer.

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 her 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) hands and seals this 5th day of February in the year of our Lord One Thousand Nine Hundred and Fifty Five.

Signed, Sealed and Delivered in the Presence of William H. Payne (Seal), Mae Payne (Seal), MARCUS M. WEINSTEIN (Seal), J.E. WATLINGTON (Seal)

State of South Carolina, City of Greenville, Personally appeared before me MARCUS M. WEINSTEIN

and made oath that he saw the within named grantor(s), William H. Payne and Mae Payne sign, seal and as act and deed deliver the within written deed, and that he, with J.E. WATLINGTON witnessed the execution thereof.

Sworn to before me this 5th day of February, 1955, A. D. 19... Notary Public for South Carolina, Commission Expires June 18, 1958

State of South Carolina, City of Greenville, RENUNCIATION OF DOWER, I, Frances M. Payne, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances M. Payne wife of the within named William H. Payne 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 Callie F. Bridges, her 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 12th day of February, A. D. 1955, Frances M. Payne (Seal), Notary Public for South Carolina, Commission Expires 5/17/58, U. S. \$ 2:21 P.M., Recorded this 15th day of February, 1955, at No. 4147.