

TITLE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Laurens Road Development Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina and in consideration of the sum of Two Hundred Seventy-five & no/100 (\$275.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Maudie Spencer

All that certain piece, parcel or lot of land in Greenville County, South Carolina, about three and one-half (3½) miles from the City of Greenville lying east of the Laurens Road and being on the north side of Simmons Avenue, known and designated as Lot No. 201 on plat of East Lynne Addition, which is recorded in the R. E. C. Office for Greenville County, S. C., in Plat Book "H", at page 220, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:-

Beginning at an iron pin on the north side of Simmons Avenue, which iron pin is at the joint corner of Lots 200 and 201 and running thence with the joint line of said lots N. 42-30 W. 193.5 feet to an iron pin; thence S. 36-43 W. 50.9 feet to an iron pin; thence S. 42-30 E. 184 feet to the north side of Simmons Avenue; thence with the north side of said Avenue N. 47-30 E. 50 feet to the point of beginning.

The lot herein conveyed is subject to the following building restrictions:-

- (1) The grantee, his heirs and assigns, shall adhere to the building line as shown on said plat.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) The lot shall not be rented, sold or otherwise disposed of to negroes or persons of African descent.
- (4) No dwelling shall be erected upon said lot costing less than \$1250.00

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 grantee hereinafter named, and her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and her heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers T. C. Gower, as Vice President and A. G. Gower, as Secretary on this the 26th day of December, in the year of our Lord one thousand nine hundred and thirty four and in the one hundred and fifty ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and Delivered in the Presence of Margaret David Patrick C. Fant,

Laurens Road Development Company, (L. S.)
By T. C. Gower, Vice President.
and A. G. Gower, Secretary.

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ 0 and 50 Cents.

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Personally appeared before me Margaret David, and made oath that she saw the within named Laurens Road Development Company, by its duly authorized officers T. C. Gower, as Vice-Pres. A. G. Gower, as Sec'y. sign seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with Patrick C. Fant, witnessed the execution thereof

SWORN to before me, this 26th day of December, A. D. 19 34
Patrick C. Fant, (SEAL)
Notary Public for South Carolina.

Margaret David,

Recorded December 26th, 19 34 at 1:50 o'clock P. M.