

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That W. C. Cleveland

in the State aforesaid,
in consideration of the sum of Thirteen Hundred (\$1,300.00) Dollars,

to me in hand paid, at and before the sealing of these presents by E. M. Smith

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

E. M. Smith:

All that certain piece, parcel or lot of land situate in the City of Greenville County of Greenville, State of South Carolina, on the west side of University Ridge, known and designated as Lot No. 9 on map No. 2 of Cleveland Terrace, property of W. C. Cleveland, as shown by plat made by Dalton & Neves, May, 1931, and having, according to said plat, the following metes and bounds, to-wit:

beginning at an iron pin on the west side of University Ridge at the joint corner of lots 8 and 9, and running thence with the joint line of said lots S. 88-27 W. 219 feet to a point on the east side of a 10-foot screen area; thence along the west side of said 10-foot screen area N. 5-18 W. 71.1 feet to an iron pin; thence N. 81-51 W. 295 feet to an iron pin on University Ridge; thence with said University Ridge S. 63-00 W. on a curved line 66.5 feet; thence still with University Ridge in a curved line S. 12-57 W. 66.6 feet to the beginning corner.

- The lot hereby conveyed is subject to the following building restrictions:-
1. No dwelling or other building is to be erected thereon closer than 50 feet to University Ridge.
 2. The property is to be used solely for residential purposes.
 3. No residence shall be erected on said lot costing less than \$4,000.00
 4. The said property shall not be disposed of or rented to any person of African descent.

The above described land is _____ the same conveyed to me by _____ on the _____ day of _____ 19____, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book _____, Page _____

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 said E. M. Smith, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said E. M. Smith his heirs and assigns,

against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 27th day of February in the year of our Lord one thousand nine hundred and thirty six and in the one hundred and sixty sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Henry Tausch W. C. Cleveland (SEAL)
A. G. Fowler (SEAL)

S. C. Stamps Cancelled, \$3 and 50 cents
U. S. Stamps Cancelled, \$1 and 50 cents

STATE OF SOUTH CAROLINA, }
Greenville County. PERSONALLY appeared before me Henry Tausch
and made oath that he saw the within named W. C. Cleveland
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with A. G. Fowler witnessed the execution thereof.

SWORN to before me, this 27th day of February A. D. 1936
A. G. Fowler (L. S.)
Notary Public for S. C. Henry Tausch

STATE OF SOUTH CAROLINA }
Greenville County. RENUNCIATION OF DOWER
I, Alice B. Cleveland, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Alice B. Cleveland the wife of the within named W. C. Cleveland did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named E. M. Smith, his

heirs and assigns, all her interest and estate, and also 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 27th day of February Anno Domini 1936
A. G. Fowler (L. S.)
Notary Public for S. C. Alice B. Cleveland

Recorded March 5th 1936 at 5:05 o'clock P. M.

3 on waiver of Restrictions see Deed Book 384 Page 271