

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

THE STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. D. B. Traxler

in the State aforesaid.

in consideration of the sum of One and no/100

Dollars,

to me in hand paid, at and before the sealing of these presents by Ollie Macon Smithwick

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

Ollie Macon Smithwick

All that lot of land near the corporate limits of the city of Greenville, Greenville
County, South Carolina, lying in the rear of lot No. 69 on map of Lanneau Drive Highlands,
made by Dalton & Neves, August, 1937, and having the following metes and bounds according
to said plat:

BEGINNING at a stake at rear joint corner of lots No. 68 and 69 on said plat and running
thence with line of lot No. 69 N. 62-50 E. 34 feet to stake; thence N. 26-13 W. 54.7 feet to
stake; thence S. 68-37 E. 35.7 feet to stake; thence S. 27-33 E. 58.1 feet to beginning corner.

This conveyance is made subject of the following restriction, which are imposed for the
benefit of the grantor and may be modified by it when such modification is deemed by it to be
to the best interest of all concerned.

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
4. No building of any kind shall be erected nearer to the street than 25 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. Grantee is to pay taxes for the year 1939.

The above described land is the same conveyed to me by _____ 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 Ollie Macon Smithwick, 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 Ollie Macon Smithwick, his

heirs and assigns,

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

WITNESS my hand and seal, this 19th day of July in the year of

our Lord one thousand nine hundred and thirty nine and in the one hundred and X

year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of _____ D. B. Traxler (L. S.)

Anna M. Beaty (L. S.)

Ella E. Todd (L. S.)

S. C. Stamps Cancelled, \$ _____ and _____ cents

U. S. Stamps Cancelled, \$ _____ and _____ cents

NO STAMPS

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me Ella E. Todd

and made oath that she saw the within named D. B. Traxler

sign, seal, and as his Anna M. Beaty act and deed, deliver the within written Deed; and that she, with _____ witnessed the execution thereof.

SWORN to before me, this 19th

day of July, A. D. 1939

Anna M. Beaty (L. S.)

Notary Public for South Carolina

Ella E. Todd

THE STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, Virginia Simkins, a Notary Public _____ do hereby certify unto all whom it may

concern, that Mrs. Mary G. Traxler the wife of the within named

D. B. Traxler did this day appear before me, 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 Ollie Macon Smithwick, 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 19th

day of July, A. D. 1939

Virginia Simkins (L. S.)

Notary Public for South Carolina

Mary G. Traxler

Recorded AUGUST 14th 1939 at 11:50 o'clock A. M.

PBH