

TITLE TO REAL ESTATE—G.T. 202

4305 PROVED—JANUARY CO.—GREENVILLE

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. S. Machen,

in the State aforesaid  
in consideration of the sum of Eighty (\$80.00)

to me in hand paid, at and before the sealing of these presents by Mamie Welchel

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 Mamie Welchel

All that certain parcel or lot of land in Greenville Township, County and State aforesaid, known and designated as Lot No. 5 Block J of the sub-division of the Riverside Land Company recorded in the R. M. C. Office for Greenville County in Plat Book A at page 322, reference being craved to said plat for a more particular description. Said lot fronts 50 feet on Edgemont Avenue and runs back in parallel lines 125 feet.

The property herein conveyed is subject to the following restrictions:

1. Shall not be sold or leased to persons of African descent.
2. No intoxicating liquor shall be sold on the premises.
3. No residence shall be erected costing less than \$1500.00
4. No building shall be erected within 10 feet of the Street.

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 Mamie Welchel, her 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 Mamie Welchel, her 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 29th day of April in the year of our Lord one thousand nine hundred and forty and in the one hundred and sixty-fourth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. S. Machen (L. S.)  
Lottie Poole (L. S.)  
W. B. McGowan (L. S.)

S. C. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ cents  
U. S. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ cents  
No Stamps.

STATE OF SOUTH CAROLINA, }  
Greenville County

PERSONALLY appeared before me Lottie Poole

and made oath that she saw the within named J. S. Machen sign, seal, and as his act and deed, deliver the within written Deed; and that she, with W. B. McGowan witnessed the execution thereof.

SWORN to before me, this 29th day of April A. D. 1940  
W. B. McGowan (L. S.) } Lottie Poole  
Notary Public for South Carolina

STATE OF SOUTH CAROLINA }  
Greenville County.

RENUNCIATION OF DOWER

I, W. B. McGowan, a Notary Public S.C. do hereby certify unto all whom it may concern, that Mrs. Lidie M. Machen the wife of the within named J. S. Machen 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 Mamie Welchel, her

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 29th day of April Anno Domini 1940  
W. B. McGowan (L. S.) } Lidie M. Machen  
Notary Public for South Carolina

Recorded May 4th 1940 at 4:02 o'clock P. M. BY: E.G.