

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That ¹, Alfred T. Smith in the State aforesaid, for and in consideration of the love and affection for my wife, Mary McCall Smith, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mary McCall Smith, her heirs and assigns, the following real property, to-wit:

All that certain piece, parcel or lot of land situate on the east side of Woodland Way, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to survey of R. E. Dalton, Engineer, the following metes and bounds, to-wit:-

Beginning at an iron pin on the east side of Woodland Way, which pin is 569.3 feet northeast of the northwest corner of lot now owned by Francis O. Beattie, and running thence with the east side of Woodland Way, N. 33-40 E. 105 feet to an iron pin on the south side of a proposed driveway; thence with said proposed drive-way, S. 59-34 E. 250 feet to an iron pin; thence with the west side of a proposed driveway S. 33-40 W. 100 feet to an iron pin; thence N. 60-48 W. 251 feet to an iron pin on the east side of Woodland Way, the point of beginning.

This being the same lot of land conveyed to me by W. C. Cleveland by deed recorded in the R. M. C. Office for Greenville County in Book 191 at page 20.

ALSO, all that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the east side of Woodland Way in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat made by R. E. Dalton, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Woodland Way at the southwest corner of lot heretofore conveyed to the grantor herein (this being the lot above described), said point also being 105 feet in a southerly direction from the intersection of Woodland Way and a proposed 20 foot road, and running thence with the line of property of the said grantor S. 60-48 E. 251 feet to an iron pin at rear corner of lot heretofore conveyed to grantor herein; thence with the rear line of lot of grantor N. 33-40 E. 100 feet to an iron pin on south side of proposed 20 foot road herein above referred to; thence S. 26-20 W. 100 feet to an iron pin on new line of Hemlock Drive; thence still with said Hemlock Drive S. 20 W. 25 feet to an iron pin; thence with line of other property belonging to W. C. Cleveland N. 60-48 W. 266.7 feet to an iron pin on the east side of Woodland Way; thence with the east side of Woodland Way N. 26-49 E. 25 feet to the beginning corner.

This being the same lot of land conveyed to me by W. C. Cleveland by deed recorded in the R. M. C. Office for Greenville County in Book 193 at page 111.

Both of these lots are conveyed subject to the following restrictions:-

- (1) No building shall be erected on this lot nearer to Woodland Way than 100 feet.
- (2) Said lot shall be used exclusively for residential purposes.
- (3) Said lot shall not be recut or subdivided so as to face any direction other than Woodland Way.

(4) This lot shall not be sold, rented, or disposed of to anyone of African descent.

(5) No residence shall be erected on said lot costing less than \$10,000.00.

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 said Mary McCall Smith, her Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mary McCall Smith, her Heirs and assigns, against myself 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 26 day of March, in the year of our Lord One thousand, nine hundred and forty-one, in the one hundred and sixty-fifth year of the Independence of the United States of America.

Signed, sealed and deliver in the presence of:

J. E. Jones

Alfred T. Smith (L. S.)

Betty McCowan

State of South Carolina,
Greenville County.

Personally appeared before me J. E. Jones and made oath that he saw the within named Alfred T. Smith sign, seal and as his act and deed deliver the within written deed, and that he with Betty McCowan witnessed the execution thereof.

Sworn to before me this 26 day of March, A. D. 1941.

H. R. Stephenson, Jr. (L. S.)

Notary Public for South Carolina.

J. E. Jones.

No Stamps

Recorded March 26, 1941-at 10:25 A. M. #4600 BY: E.G.