

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary B. Lewis

.....in the State aforesaid,
.....in consideration of the sum of
Eight Hundred Fifty and No/100 (\$850.00) Dollars

to mein hand paid
at and before the sealing of these presents by Carl J. Lucas

(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

Carl J. Lucas, his Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 44 on revised plat of Park Hill made by Dalton & Neves, Engineers, May 1940, recorded in the R. M. C. Office for Greenville County in Plat Book J, at pages 208 and 209, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Melville Avenue at joint front corner of Lots No. 43 and 44, said pin also being 88.65 feet South from the Southeast corner of the intersection of Melville Avenue and Brookwood Drive and running thence with the line of Lot 43, S. 70-08 E. 154.6 feet to an iron pin in the line of Lot 45; thence with the line of Lot No. 45, S. 19-52 W. 85 feet to an iron pin at joint rear corner of Lots Nos. 44 and 46; thence with the line of Lot No. 46, N. 70-08 W. 179.3 feet to an iron pin on the East side of Melville Avenue; thence with the East side of Melville Avenue, N. 35-57 E. 88.65 feet to the beginning corner.

The above described property is conveyed subject to the following building restrictions:

- (1) No residence shall be erected upon said lot at a cost of less than \$4,000.00.
- (2) No residence shall be erected upon said lot with the front building line less than 20 feet from the front of said lot.
- (3) No building shall be erected upon said lot other than a residence and such buildings as may necessarily pertain thereof.
- (4) This lot shall at no time be conveyed to a person of African descent, but the owner may erect servants' quarters upon said property.

These restrictions shall be binding upon the grantee herein, his heirs and assigns.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

FOR VALUE RECEIVED The First National Bank of Greenville, as Trustee for Eugenia M. Poe, the owner and holder of that mortgage given it by Mary B. Lewis in the amount of \$22,301.90 on May 15, 1943, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 319, at page 21, does hereby release and forever discharge the within described lot from the lien of its said mortgage.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused this release to be signed by its duly authorized officers and its corporate seal hereunto affixed this 27th day of June, 1945. (L.S.)

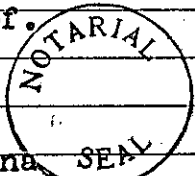
In the Presence of:
R. P. Austin
Margaret H. Spencer

THE FIRST NATIONAL BANK OF GREENVILLE, AS TRUSTEE
FOR EUGENIA M. POE.
BY H. J. Winn, Vice President & Trust Officer
AND W. L. Hester, Cashier.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY appeared before me R. P. Austin, and made oath that he saw H. J. Winn, as Vice President and Trust Officer, and W. L. Hester as Cashier of The First National Bank of Greenville, as Trustee for Eugenia M. Poe, sign, seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written release and that he, with Margaret H. Spencer witnessed the execution thereof.

SWORN TO before me this
27th day of June, 1945.
Margaret H. Spencer (LS)
Notary Public for South Carolina



R. P. Austin