

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. C. Bruce as Trustee

in the State aforesaid in consideration of the sum of Two hundred seventy five Dollars

to me paid by Joseph L. Elrod and Lula Watkins Elrod

in the State aforesaid, 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 Joseph L. Elrod and Lula Watkins Elrod

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

known as Lot No. 16, Block J, in subdivision of Fair Heights as shown on plat recorded in R.M. 6. Office for said county in plat book F, page 257, described as follows:

Beginning at an iron pin on Fairview Avenue, 100 feet north of the intersection of Fairview Avenue and Decatur Street, corner of lot 17, running thence with Fairview Avenue N. 31-47 E. 50 feet to iron pin, corner of lot 15; thence with line of lot 15 S. 58-40 E. 133.1 feet to rear corner of lot 21; thence along rear line of lot 21, S. 31-20 W. 50 feet to corner of lot 17; thence along line of lot 17, N. 58-40 W. 133.5 feet to beginning corner.

Subject, however, to the following restrictions: No building shall be erected on said lot, except out-buildings, costing less than \$2500 and said premises shall be used exclusively for residential purposes only and said lot shall not be re-cut or subdivided; said property shall not be sold, rented, leased or otherwise disposed of to persons of African descent.

We hereby agree and consent to the sale of the within described real estate for the consideration expressed herein.

In presence of: W. Louis Balentine, Mary S. Wilburn, Othella B. Cass, D.B. Leatherwood, Sophie B. Meares

Consent recorded November 28th, 1945 at 9:45 A.M. #13937.

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

Joseph L. Elrod and Lula Watkins Elrod, their heirs and assigns, forever. AND I do hereby bind myself as trustee, my successors heirs, executors and administrators to

warrant and forever defend all and singular the said premises unto the said Joseph L. Elrod and Lula Watkins Elrod, their heirs and assigns, against myself as trustee and my successors 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 November in the year of our Lord one thousand nine hundred and forty five

Signed, sealed and Delivered in the Presence of C. C. Bruce as Trustee (SEAL), C. E. Merritt (SEAL), C. E. Pritchette (SEAL)

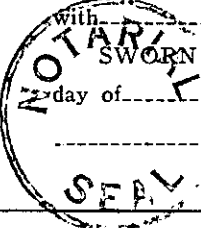
S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me C. E. Merritt

and made oath that he saw the within named C. C. Bruce as Trustee sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he

with C. E. Pritchette SWORN to before me, this 27th day of November 1945



C. E. Pritchette (L. S.) Notary Public, S. C.

C. E. Merritt

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named

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 day of Anno Domini, 19 Notary Public, S. C.

Recorded November 28th 1945 at 9:45 o'clock A. M. By EB