

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, William F. Beck and Mrs. Dalphena Beck Pearson

in the State aforesaid: Five Hundred Fifty-Five & No/100 (\$555.00) Dollars

to us paid by J. H. Mauldin

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 J. H. Mauldin, and his Greenville Township, Greenville County, State of South Carolina.

lying on the East side of Berkley Avenue and designated and better known as all of lot No. 31 of the Franklin Park Property as per Plat recorded in the Register of Mesne Conveyance Office for Greenville County, Book "M", Page 89, to which reference is hereby made.

It is understood that this conveyance is made subject to the following restrictions.

1. Said property will be used for residential purposes only and no house shall be constructed thereon costing less than \$4000.00.

2. That said property shall be used for residential purposes for white people only and no building shall be constructed nearer than 40 feet to Berkley Avenue.

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 J. H. Mauldin, and his

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. H. Mauldin, and his heirs and assigns, against ourselves and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand, seal and seal, this x day of January in the year of our Lord one thousand nine hundred and forty-six

Signed, sealed and Delivered in the Presence of William F. Beck and (SEAL) Blanche Leary Delphene Beck Pearson (SEAL) Ben C. Thornton (SEAL)

S. C. Stamps Cancelled, \$ 2 and 00 Cents. U. S. Stamps Cancelled, \$ 1 and 10 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Blanche Leary PROBATE and made oath that s/he saw the within named William F. Beck and Delphene Beck Pearson sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that s/he with Ben C. Thornton witnessed the execution thereof.

SWORN to before me, this 22nd day of January 19 46 Ben C. Thornton (L. S.) Notary Public, S. C.

Blanche Leary

County of Northampton

RENUNCIATION OF DOWER.

I, Frank Newton a Commissioner for Oaths do hereby certify unto all whom it may concern, that Mrs. Joyce M. Beck the wife of the within named William F. Beck 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 J. H. Mauldin and 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 first day of March Anno Domini, 19 46 at Kettering in the County of Northampton Joyce M. Beck Frank Newton Commissioner for Oaths March 25th 19 46, at 4:16 o'clock P. M. BY: N.S.