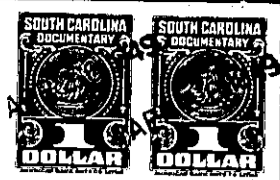


FILED GREENVILLE CO. S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 26 1 10 PM '49

Know All Men by These Presents: ELLIE FAIRSWORTH

That I, Bertha Hunter in the State aforesaid, in consideration of the sum of Eight Hundred Eighty and No/100 (\$880.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

Charles R. Coker, his heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being on the East side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot # 2, Block "F", Section # 3, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "K", at Page 36, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Carolina Avenue, joint front corner of Lots # 1 and # 2, Block "F", and running thence with the line of Lot # 2, N. 66-30 E. 175 feet to an iron pin on the West side of a 5-foot strip of land reserved for utilities; thence along the West edge of the strip of land reserved for utilities, S. 32-00 E. 80 feet to an iron pin; thence with the line of Lot # 3, S. 67-17 W. 175 feet to an iron pin on the East side of Carolina Avenue; thence with the East side of Carolina Avenue, N. 32-15 W. 78 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall be used for residential purposes only.
(2) The lot herein conveyed shall never be sold, rented, or otherwise disposed of to negroes or persons of African descent.
(3) No residence shall be erected on said lot costing less than \$2,250.00.
(4) The building line as shown on the recorded Plat, and also other restrictions shown on said Plat are to be strictly adhered to.

The above-described property is the same conveyed to me by Conyers and Gower, Inc. on the 13th day of February, 1945, deed recorded in R.M.C. Office for Greenville County in Vol. 272, Page 206. 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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 2nd day of April in the year of our Lord One Thousand Nine Hundred and Forty Nine.

Signed, Sealed and Delivered in the Presence of Virginia Workman, William B. Traxler, and (Mrs) Bertha Hunter. Includes notary seals for Virginia Workman and William B. Traxler.

State of South Carolina, Greenville County. Personally appeared before me Virginia Workman and made oath that she saw the within named grantor(s) Bertha Hunter written deed, and that she, with William B. Traxler sign, seal and as her act and deed deliver the within witnessed the execution thereof. Sworn to before me this 2nd day of April, A. D. 19 49. Includes Notary Seal for Virginia Workman.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER (GRANTOR - WOMAN). I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. 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 Heirs and Assigns, all her interest and estate, and also all 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 A. D. 19. Includes Notary Seal for Notary Public for South Carolina.