

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

JAN 5 10 53 AM 1950

Known All Men by These Presents:

That I, Evelyn Gertrude Poole (Phillips), in the State aforesaid,  
in consideration of the sum of Two Hundred Fifty and No/100 (\$250.00) 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 WERTZ S. BROOKS AND LULA P. BROOKS, their heirs and assigns, all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, located about three and one-half (3½) miles North of Greenville, South Carolina, and being known and designated as Lot #53 on plat of subdivision known as Buncomb Park, said plat being on record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M", at Page 12. For a more complete description of this lot, see said plat. This is the same property conveyed to me by C. F. Putman by deed dated September 29, 1945, and recorded in the R.M.C. Office for Greenville County in Deeds Volume 281, at Page 27.

This property is conveyed subject to the following restrictions: (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African descent. (2) That no building shall be erected on said lots costing less than the sum of \$2,000.00. (3) That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot. (4) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner. (5) That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage. (6) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner. (7) All out buildings are to be erected on rear of lot.



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 their 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 5th day of Jan in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

xx Evelyn Goddard  
xx Allie Farnsworth

Evelyn Gertrude Poole (Phillips) (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina,  
Greenville County

Personally appeared before me

Evelyn Goddard

and made oath that she saw the within named grantor(s) Evelyn Gertrude Poole (Phillips) sign, seal and as her act and deed deliver the within written deed, and that she, with Allie Farnsworth witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D. 1950  
xx Allie Farnsworth (Seal)  
Notary Public for South Carolina

xx Evelyn Goddard

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER  
I,

(GRANTOR - A WOMAN)

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\_\_\_\_\_  
\_\_\_\_\_  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 5th day of January 1950, at 10:38 A.M., No. 282

162-2-39