

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S.C. 1130 19

STATE OF SOUTH CAROLINA) GREENVILLE) Grantee(s) Mailing Address:
COUNTY OF GREENVILLE) JUN 10 12 27 PM '83) Route 1, Box 459
Travelers Rest, SC 29690

KNOW ALL MEN BY THESE PRESENTS, that ^{DO NOT} ~~that~~ Evangeline C. Fortner
R.F.L.

in consideration of Two Thousand (\$2,000.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Russell D. Hendrix, his heirs and assigns forever:

All that certain piece, parcel or lot of land designated as Lot # 94 of Avalon Estates, plat by Dalton & Neves dated June 1948, recorded in Plat Book S 89 in the RMC Office for Greenville County, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Crestview Drive at the corner of lots 94 and 95 and running thence with the line of Lot 95 S 89-37 W 160 feet to an iron pin in the line of Lot 99; thence with the line of Lots 99 and 100 S 0-23 E 60 feet to an iron pin at the corner of Lot 93; thence with the line of said lot N 89-37 E 160 feet to an iron pin on said Drive; thence with said Drive N 0-23 W 60 feet to the point of beginning.

This is the same lot conveyed to B. C. and Eva Collins by M. W. Fore by deed dated June 23, 1948, recorded in Deed Book 354 at page 310 in the RMC Office for Greenville County. B. C. Collins subsequently died testate devising this property to his wife, Eva Collins, for life with remainder to the grantor as shown by reference to Apartment 1347, File 21 Probate records of Greenville County, South Carolina and Eva Collins conveyed all of her interest in said lot to grantor by deed dated August 7, 1974 recorded in Deed Book 1004, page 810 in the RMC Office for Greenville County.

This conveyance is subject to the restrictions set forth in Deed recorded in Book 354 at page 310 which in substance provide that the property cannot be sold or otherwise disposed of to a person of African descent and the property is to be used only for residential purposes and no residence erected thereon to cost less than \$5,000.00 nor nearer than 25 feet to Crestview Drive.

Taxes prorated and grantee to pay 1983 taxes. 13(311) 433-3-6

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 10 day of June 1983

SIGNED, sealed and delivered in the presence of:

John W. Fortner (SEAL)
Evangeline C. Fortner (SEAL)
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE)
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DOCUMENTARY TAX STAMP 04.00

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10 day of June 1983

John W. Fortner (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

STATE OF SOUTH CAROLINA) RENUNCIATION OF DOWER GRANTOR IS A WOMAN
COUNTY OF GREENVILLE)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19____

Notary Public for South Carolina. (SEAL)
My commission expires: _____

RECORDED this JUN 10 1983 at 12:27 P.M. 19____

GREENVILLE COUNTY DOCUMENTARY TAX 02.20
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUN 10 '83
PB. 12311