

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, J. T. Collins, as Trustee for J. T. Collins and W. M. Batson, Jr. in the State aforesaid, in consideration of the sum of One Thousand and no/100 (\$1,000.) DOLLARS, and assumption of mortgage in the amount of \$2,509.87. 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

J. W. King, Jr. his heirs and assigns forever,

All that piece, parcel or lot of land with the improvements thereon situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 53, Section 3 as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C." made by Pickell and Pickell, Engineers, Greenville, S. C. on December 20, 1948, and recorded in the R. M. S. Office for Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the within described lot is also known as 31 Norwood Street (Avenue) and fronts thereon 75 feet.

This conveyance is made subject to the following restrictions:

- (1) That the lot above described shall not be sold, leased or released to any negro or person of negro blood.
(2) That no mercantile establishment shall be erected, operated or maintained on the lot above described.
(3) That only one residence shall be erected or maintained on any one 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 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 5th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Six

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of H. D. Hutchens and Grace B. Collins

Trustee for J. T. Collins and W. M. Batson, Jr. (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me W. D. Hutchens

and made oath that he saw the within named grantor(s) J. T. Collins, Trustee for J. T. Collins and W. M. Batson, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Grace B. Collins witnessed the execution thereof.

Sworn to before me this 5th day of May, A. D., 1956. Grace B. Collins (Seal) Notary Public for South Carolina

Handwritten signature of W. D. Hutchens

State of South Carolina
COUNTY OF

RENUNCIATION OF DOWER

I, NO DOWEY

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., 1956. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 2:29 P.M. #18191
Recorded this 17th day of July 1956 at M., No.