



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Emil Wagener Allen in the State aforesaid, in consideration of the sum of Five Thousand Two Hundred Fifty (\$5,250.00) - - - - 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 Ruth G. Bearden, her heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Southwest side of Ioka Street in that area recently annexed to the City of Greenville, County of Greenville, S. C., being shown as Lots No. 37 and 38 on plat of property of D. T. Smith, made by C. H. Furman, Jr., Engineer, March 5, 1923, recorded in R. M. C. Office for Greenville County, S.C. in Plat Book F, page 108 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwest side of Ioka Street at joint front corner Lots of 36 and 37 and running thence along the line of Lot 36 S. 64-20 W. 200 feet to an iron pin; thence with the line of Lot 34 S. 25-40 E. 200 feet to an iron pin on the North side of Mount Vista Avenue; thence along Mount Vista Avenue N. 64-20 E. 200 feet to an iron pin, the corner of Mount Vista Avenue and Ioka Street; thence with Ioka Street N. 25-40 W. 200 feet to the beginning corner.

This is portion of that property conveyed to me by deed of Margaret J. Earle and Anne Earle Johnson, dated March 26, 1945, and recorded in the R.M.C. Office for Greenville County, S. C., in deed book 273, page 372.

This property shall be used for residential purposes only and shall not be sold or conveyed to negroes or persons of African descent. No more than two dwellings shall be built on this property and said dwelling shall cost not less than \$7,500.00 each and shall not be nearer than 30 feet to Mount Vista Avenue.

The grantee is to pay 1949 taxes.

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 her 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 18th day of April in the year of our Lord One Thousand Nine Hundred and Forty Nine

Signed, Sealed and Delivered in the Presence of [Signatures: Emil Wagener Allen, Margaret McCreary, Patrick C. Fant] (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County } Personally appeared before me Margaret McCreary and made oath that she saw the within named grantor(s) Emil Wagener Allen sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 18th day of April, A. D. 1949 [Signature: Patrick C. Fant] (Seal) Notary Public for South Carolina [Signature: Margaret McCreary]

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, Margaret McCreary, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Irene H. Allen, wife of the within named Emil Wagener Allen, 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 Ruth G. Bearden, her 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 18th day of April, A. D. 1949 [Signature: Margaret McCreary] (Seal) Notary Public for South Carolina [Signature: Irene H. Allen]

Recorded this 18th day of April 1949 at 3:34 P.M. No. #8938 205-2-324