

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Oscar L. Ayers,
in the State aforesaid, in consideration of the sum of FORTY FIVE and No/100 Dollars
(\$45.00) Dollars

to me in hand paid at and before the sealing of these presents
by James E. Snyder

(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 James E. Snyder, his Heirs and
Assigns, forever,

all that piece, parcel or lot of land in Chick Springs Township, Greenville
County, State of South Carolina, being known and designated as lot No. 50 of
Cardinal Park, property of Oscar L. Ayers, made by R. K. Campbell
April 25, 1949, recorded in the R. M. C. Office for Greenville
County in Plat Book "W", page 27, and having, according to said
Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Cardinal Drive, joint
corner of lots Nos. 49 and 50, and running thence with line of lot
No. 49, S.64-02 W., 139.3 feet to an iron pin; thence S.25-58 E.,
35 feet to an iron pin, joint corner of lots Nos. 50 and 51; thence
with line of lot No. 51, N.64-02 E., 139.3 feet to an iron pin on
the West side of Cardinal Drive; thence with Cardinal Drive, N.
25-58 W., 35 feet to an iron pin, the beginning corner.

GRANTEE to pay 1949 taxes.

This property is conveyed subject to the following restrictions and
conditions: Said property to be used for residential purposes
only, but no residence to be built on said lot unless said lot has
50 feet or more frontage on Cardinal Drive; no residence to cost less
than \$5,000.00; no building to be nearer than 30 feet from Cardinal
Drive; no outside toilets permitted and sewage to be disposed of by
approved septic tanks; no part of said property to be sold, rented
or otherwise disposed of to any person of African descent. Said
property conveyed subject to recorded rights-of-way.