

State Of South Carolina
Greenville COUNTY



Greer, South Carolina

FILED
GREENVILLE CO. S. C.
VOL 396 PAGE 421
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OLLIE FARNSWORTH

Know All Men by These Presents:

That I, **Geanie L. Caldwell**,
in consideration of the sum of **Four Hundred Eighty (\$480.00)**

in the State aforesaid,
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 **John M. Peace and his heirs and assigns: All of that parcel or tract of land situate and being in Chick Springs Township of Greenville County, South Carolina, near the City of Greer and North therefrom and also lying North from the New U.S. Dual Lane Highway No. 29 and on the West side of Ashmore Street, being all of lots Nos. 15 and 16 on a plat of property made for Mrs. Geanie Caldwell by H.L. Dunahoo, Surveyor, dated October 24-25, 1949, recorded in the R.M.C. Office for Greenville County in Plat Book X, at page 1, said lots lying on the West side of Ashmore Street and fronting thereon (combined) 140 feet, having a combined rear width of 140 feet and an uniform depth of 194 feet. Reference is hereby made to said plat and record thereof for a detailed and complete description of said lots.**

This property is to be used only for residential purposes with desirable appurtenances thereto, for White people only, and specifically prohibited are trailer courts, tourist camps or courts, clubs, dance halls and so-called "honky-tonks" or "juke-joints", and the sales of beer, wine and alcoholic liquors. No dwelling shall be erected for a cost of less than \$3500.00, and the same must be placed at least 20 feet from the street on which it faces. These restrictions are for the benefit of the grantor and all owners of property in this subdivision, and any violations thereof shall entitle any owner of same to injunctive relief. However, the rights of lien creditors shall not be impaired by violations of these restrictions.

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 **23rd** day of **November** in the year of our Lord One Thousand Nine Hundred and **Forty-nine**

Signed, Sealed and Delivered in the Presence of

H.D. Hawkins

Ansel M. Hawkins

Geanie L. Caldwell (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

State of South Carolina
Greenville COUNTY

Personally appeared before me **Ansel M. Hawkins**

and made oath that he saw the within named grantor(s) **Mrs. Geanie L. Caldwell**

sign, seal and as **her** act and deed

deliver the within written deed, and that he, with **H.D. Hawkins**

witnessed the execution thereof.

Sworn to before me this **23rd** day of **November**, A. D. 19 **49**.

H.D. Hawkins (Seal)

Notary Public for South Carolina

Ansel M. Hawkins

State of South Carolina
COUNTY

RENUNCIATION OF DOWER

I, _____ 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 _____

..... (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this **23rd** day of **November**, 19 **49**, at **4:41 P.** No. **27855**

G19-1-50+51