

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, Attorney at Law, Greer, South Carolina.

State Of South Carolina

Greenville COUNTY

Know All Men by These Presents:

That I, Mrs. Geanie L. Caldwell in consideration of the sum of One Thousand (\$1,000.00)

FILED
RECORDED
DEC 1 1 42 in the State aforesaid,
DOLLARS,

J.F. Ballenger
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.F. Ballenger and his heirs and assigns: All of those parcels or lots of land situate and being in Chick Springs Township of Greenville County, South Carolina, lying North from the City of Greer and the New U.S. Dual Lane Highway No. 29, and also lying on the West side of a road that leads northward from said Highway into the Ballenger Road, being all of lots Nos. 61 and 62 as shown 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, having the following courses and distances: BEGINNING on an iron pin on the western edge of road, corner with Jackson's lot, and runs thence with Jackson's line N. 74.30 W. 191 feet to a stone; thence S. 10.30 W. 169 feet to a stake near a driveway; thence S. 74.30 E. 196 feet to a stake on western edge of road; thence with the western edge of road N. 6.28 E. 169 feet to the beginning.

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 courts, clubs, dance halls and so-called "honky-tonks" or "juke-joints", and the sales of beer, wine and alcoholic liquors. No dwelling house 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 violation thereof shall entitle any owner of same to injunctive relief. However, the rights of lien creditors shall not be impaired by any 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

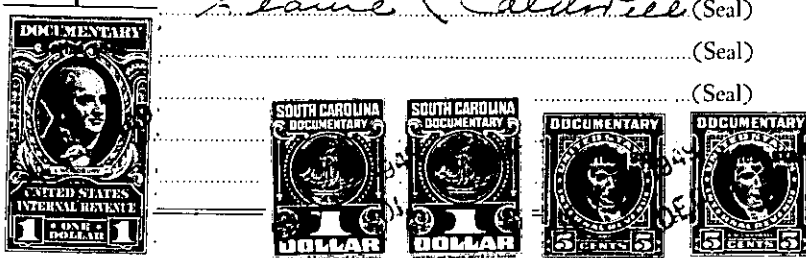
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 25th 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



State of South Carolina
Greenville COUNTY

Personally appeared before me H.D. Hawkins

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

deliver the within written deed, and that he, with Ansel M. Hawkins sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 25th day of November, A. D. 1949.

Ansel M. Hawkins (Seal)
Notary Public for South Carolina

RENUNCIATION OF DOWER

State of South Carolina
COUNTY

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 1st day of December 1949, at 1:42 P. M., No. 28459

G19-1-96 & 97