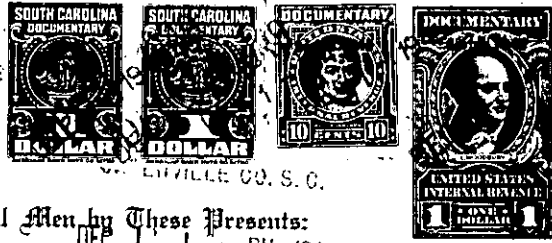


TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, Attorney at Law, Greer, S

State Of South Carolina
Greenville COUNTY



Know All Men by These Presents:

DEC 1 1 42 PM 1944

That I, Geanie Caldwell
in consideration of the sum of Seven Hundred (\$700.00)

in the State aforesaid,
DOLLARS,

CLLIE FAFNSWORTH

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 F.G. Souther and Dora Lee Souther and their heirs and assigns: All of those certain parcels or lots of land situate and being in Chick Springs Township of Greenville County, South Carolina, near the City of Greer and North therefrom, lying North from the U.S. Super Highway No. 29 and on the North side of Highland Drive, being known and designated as lots Nos. 30 and 31 on a plat of property prepared 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 at a stake on the northern edge of Highland drive, joint corner of lots Nos. 29 and 30, and runs thence N. 26.25 E. 213 feet to a stake on Ballenger's line; thence S. 62.15 E. 140 feet to a stake, corner of lot No. 32; thence S. 26.25 W. 211 feet to a stake on edge of Highland Drive; thence therewith N. 62.30 W. 140 feet to the beginning corner.

This property is to be used only for residential purposes with desirable appurtenances thereto, for White people only, and specifically prohibited are trailer camps, tourists courts, clubs, dance halls and so-called "honkey-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 violation thereof shall entitle any owner of the 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 their 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 witnessed the execution thereof.

Sworn to before me this 23rd

day of November, A. D. 1949.

H.D. Hawkins (Seal)

Notary Public for South Carolina

Ansel M. Hawkins

State of South Carolina
Greenville 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 1st day of December, 1949, at 1:42 P. 28462

G19-1-65266