

State Of South Carolina

Greenville COUNTY



Known All Men by These Presents: 397 PAGE 311

That I, Mrs. Geanie L. Caldwell in consideration of the sum of Three Hundred Twenty-five (\$325.00)

in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) J.H. Lindsey (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.H. Lindsey and his heirs and assigns: All of that parcel or lot 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 lying on the West side of Ashmore Street, being all of lot No. 18 on a plat of property made for Mrs. Geanie L. Caldwell by H.L. Dunahoo, Surveyor, dated October 24-25, recorded in the R.M.C. Office for Greenville County in Plat Book X, at page 1. Said lot lies on the West side of Ashmore Street and fronts thereof 70 feet, has a rear width of 70 feet and an uniform depth of 194 feet. Reference to said plat and record thereof is expressly made for a detailed description of said lot.

This property is to be used only for residential purposes with desirable appurtenances thereto, for white people, and specifically prohibited are trailer camps, 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

[Signatures of witnesses]

[Signature of Mrs. Geanie L. Caldwell (Seal)]

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. [Signature of Ansel M. Hawkins (Seal)] Notary Public for South Carolina

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 day of 19 at M., No.

Recorded December 6th, 1949, at 10:00 A.M. #28881

G19-1-53