

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

State Of South Carolina

Greenville COUNTY

DEC 28 2 55 PM 1949

Know All Men by These Presents:

That I, Mrs. Geanie L. Caldwell, in consideration of the sum of Fourteen Hundred Ten (\$1,410.00) 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 J.

Russell Fowler 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, near the City of Greer and North therefrom, being all of lots Nos. 5, 6 and 10 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. Lots Nos. 5 and 6 lie on the North side of the New U.S. Dual Lane Highway No. 29 and front thereon 142 feet (combined), said lots having a combined rear width of 142 feet and an uniform depth of 200 feet. Lot No. 10 lies just North from said Highway and lies on the West side of Ashmore Street, fronting on Ashmore Street 70 feet, with a rear width of 70 feet and an uniform depth of 194 feet. Reference to said plat and the record thereof is made 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 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 violations thereof shall entitle any owner of the same to injunctive relief. However, the rights of lien creditors shall no be impaired by violations of these restrictions.

On lot No. 10 above described is situate an old frame dwelling. The grantee in accepting this deed. The grantee, in accepting this deed covenants and agrees to tear down and remove said building within one year from the date of this deed.

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

Handwritten signatures of H.D. Hawkins and Ansel M. Hawkins

Signature of Geanie L. Caldwell (Seal) and four blank lines for seals

State of South Carolina Greenville COUNTY

Personally appeared before me H.D. Hawkins... C

and made oath that he saw the within named grantor(s) Mrs. Geanie L. Caldwell sign, seal and as her act and deed witness the execution thereof.

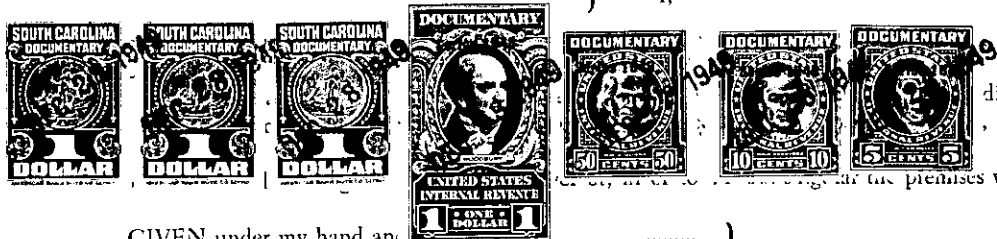
Sworn to before me this 23rd day of November, A. D. 1949 Ansel M. Hawkins (Seal) Notary Public for South Carolina

Signature of H.D. Hawkins

State of South Carolina COUNTY

RENUNCIATION OF DOWER

Notary Public, do hereby certify



did declare that she does freely, voluntarily, release, and forever relinquish unto Heirs and Assigns, all her interest and 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. \$ 28th. U. S. \$ December 19 49, at 2:56 P. M., No. 30647

G19-1-40,41+45