

State Of South Carolina

Greenville COUNTY



FILED Know All Men by These Presents: GREENVILLE CO. S. C.

That I, Geanie L. Caldwell, in the State aforesaid, in consideration of the sum of One Thousand and Sixty (\$1060.00) DOLLARS,

L.H. Ernst 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 L.H. Ernst and his heirs and assigns, R.M.C.

All that certain parcels or lots of land situated on Highland Drive, North of the Dual-lane Highway No. 29, near the City of Greer, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lots Nos. 25, 26 and 35 of the Property of Mrs. Geanie Caldwell, according to survey and plat by H.L. Dunahoo, Surveyor, dated October 24, 1949, recorded in Plat Book X, page 1, R.M.C. Office for Greenville County. Lots 25 and 26 front on Highland Drive, and each has a width of 70 feet with a depth of approximately 217 feet. Lot No. 35 lies at the intersection of Highland Drive and Ashmore Street, fronting 182 feet on Ashmore Street and 223 feet on Highland Drive, with a South line of 176 feet and 37 feet on the East line.

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 "honkey-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 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 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)
(S Seal)
(S Seal)
(S 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) Geanie L. Caldwell

deliver the within written deed, and that he, with H.D. Hawkins 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
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 8th. day of August, 1950, at 4:48 P. M., No. 19155

G19-1-60, 61 & 70