

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

MAR 27 12 5. PM 1952

Know All Men by These Presents:

That I, M. W. Fore
in consideration of the sum of Forty-seven and 50/100 (\$47.50)

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 Willis W. Pepper and Edna M. Pepper, their Heirs and Assigns forever, all that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 27 on a Map of Fore Estates, near Greenville, South Carolina made by Dalton & Neves, March, 1952, recorded in the R. M. C. Office for Greenville County in Plat Book , page and having, according to said Map, the following metes and bounds to-wit:

BEGINNING at an iron pin on the East side of Polk Boulevard, joint corner of lots Nos. 27 and 28, and running thence with line of Lot No. 28 S. 69-20 E. 180 feet to an iron pin; thence with rear line of Lot No. 7 S. 20-40 W. 83 feet to an iron pin, joint corner of Lots Nos. 26 and 27; thence with line of lot No. 26 N. 69-20 W. 180 feet to an iron pin on the East side of Polk Boulevard; thence with Polk Boulevard N. 20-40 E. 83 feet to an iron pin, the beginning corner.

This property is conveyed subject to the following restrictions and conditions:

- (1) Property shall be used for Residential purposes only.
- (2) No residence shall be erected on said lot costing less than \$7500.00.
- (3) No building shall be erected nearer than forty (40) feet from the front line.
- (4) No outside toilet to be permitted and sewage to be disposed of by approved septic tanks.
- (5) Property is not to be sold, rented or otherwise disposed of to any Negro or person of African decent.

GRANTEE TO PAY 1952 TAXES.

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 22d day of March in the year of our Lord One Thousand Nine Hundred and Fifty-two

Signed, Sealed and Delivered in the Presence of

Willis W. Pepper
Emilie McCormick

M. W. Fore (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Emilie McCormick

and made oath that she saw the within named grantor(s) M. W. Fore sign, seal and as his act and deed deliver the within written deed, and that she, with W. D. Workman witnessed the execution thereof.

Sworn to before me this 22d day of March, A. D. 1952
Willis W. Pepper (Seal)
Notary Public for South Carolina

Emilie McCormick

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, W. D. Workman Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Fore wife of the within named M. W. Fore 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 Willis W. Pepper and Edna M. Pepper, their 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 22d day of March, A. D. 1952
Willis W. Pepper (Seal)
Notary Public for South Carolina

Aubrey C. Fore

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 27th day of March 1952 at 12:30 P.M. No. 7301