



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Oscar L. Ayers, in the State aforesaid, in consideration of the sum of Four hundred twenty-five no/100 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 Henrietta V. Greene, her heirs and assigns forever

All that certain lot of land in Chick Springs Township, Greenville County, South Carolina, on the east side of Cardinal Drive, being known and designated as Lot No. 29 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell, April 24, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book W, page 27, and having the following metes and bounds according to said plat: BEGINNING at an iron pin on the east side of Cardinal Drive, joint corner of Lots Nos. 28 and 29, and running thence with joint line of said lots N. 68-14 E. 174.4 feet to iron pin at joint corner of Lots Nos. 20, 21, 28 and 29; thence with rear line of Lot No. 20 N. 24-34 W. 70 feet to iron pin at joint corner of Lots Nos. 19, 20, 29 and 30; thence with joint line of Lots Nos. 29 and 30, S. 68-13 W. 176.1 feet to iron pin on the east side of Cardinal Drive; and thence with the east side of Cardinal Drive S. 25-58 E. 70 feet to the beginning corner, being a portion of the same conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in Book 336, page 397.

This property is conveyed subject to the following conditions and restrictions: (1) Said property is to be used for residential purposes only. (2) No residence shall be constructed on any lot in said subdivision at a cost of less than \$5,000.00. (3) No building shall be erected nearer than 30 feet from the street on which it faces. (4) No outside toilet permitted and all sewerage disposal is to be by approved septic tanks. (5) All lots are conveyed subject to recorded rights-of-way. (6) No residence is to be built on any lot or portion thereof, unless said lot has 50 feet or more of street frontage.

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 her 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 10th day of January in the year of our Lord One Thousand Nine Hundred and fifty-three

Signed, Sealed and Delivered in the Presence of

Signatures of Anna M. Beaty and T.R. Machen, each followed by a dashed line and the word (Seal).

State of South Carolina, Greenville County

Personally appeared before me T. R. Machen

and made oath that he saw the within named grantor(s) Oscar L. Ayers sign, seal and as his act and deed deliver the within written deed, and that he, with Anna M. Beaty witnessed the execution thereof.

Sworn to before me this 10th day of January, A. D. 19 53

Signature of Anna M. Beaty, Notary Public for South Carolina, followed by (Seal).

Signature of T.R. Machen

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Anna M. Beaty Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Helen K. Ayers wife of the within named Oscar L. Ayers 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 Henrietta V. Greene, her 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 10th day of January, A. D. 19 53

Signature of Anna M. Beaty, Notary Public for South Carolina, followed by (Seal).

Signature of Helen K. Ayers

Cancelled documentary stamps attached: S. C. \$ U. S. \$

Recorded this 13th day of January 19 53 at 10:00 A. M., No. #857

P15-B-7-29