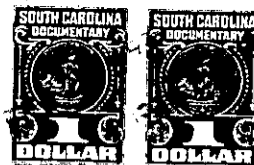


STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

FEB 25 11 14 AM 1953



WILLIE S. GRAY, R.M.C.

Know All Men by These Presents...

That I, T. G. Gray in consideration of the sum of SEVEN HUNDRED AND NO/100 (\$700.00) 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

Larry A. Gray:

ALL that certain lot of land in Chick Springs Township, Greenville County, South Carolina, on the NE/s of Cardinal Drive, being known and designated as lot #36 and onehalf of #37 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R.K. Campbell, April 24, 1949, and recorded in 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 NE/s of Cardinal Drive, at corner of lot #35 and running thence with line of lot #35, N. 68-07 E. 186.6' to iron pin at joint corner of lots 13, 14, 35 and 36; thence with the rear line of lots 12 and 13, N. 24-31 W. 105' to a stake; thence S. 68-06 W. 189.3' to stake on NE/s of Cardinal Drive; and thence with Cardinal Drive, S. 25-58 E. 105' to beginning corner, being a portion of the same conveyed to me by Oscar L. Ayers by deed dated March 21, 1952 and recorded in 454, page 57.

This property is conveyed subject to the following restrictions and conditions: Said property to be used for residential purposes only; no residence to cost less than \$5,000.00; no building to be erected nearer than 30' from the street on which it faces; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no part of said property to be sold, rented or otherwise disposed of to any person of African descent; property conveyed subject to recorded rights-of-way; no residence to be built on any lot or portion thereof, unless said lot has 50' or more 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 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 February in the year of our Lord One Thousand Nine Hundred and fifty three

Signed, Sealed and Delivered in the Presence of

Eva H. Dockins

[Signature]

T. G. Gray

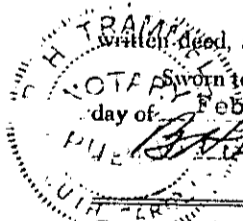
(Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Eva H. Dockins

and made oath that she saw the within named grantor(s) T.G. Gray sign, seal and as his act and deed deliver the within written deed, and that she, with [Signature] witnessed the execution thereof.

Sworn to before me this twentyfifth day of February, A. D. 1953



[Signature] Notary Public for South Carolina

Eva H. Dockins

State of South Carolina, Greenville County

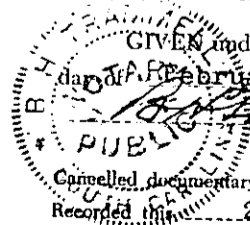
RENUNCIATION OF DOWER

I, [Signature]

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Willie S. Gray wife of the within named T.G. Gray 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 Larry A. Gray, his 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 25th day of February, A. D. 1953



[Signature] Notary Public for South Carolina

Willie S. Gray

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

Recorded this 25th day of February, 1953, at 11:14 A.M., No. #4399

36 & 37