

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, M. W. Fore in consideration of the sum of Forty-nine & 50/100-----(\$49.50)----- 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

Lillian M. Smith, her heirs and assigns, forever:

ALL that piece, parcel or lot of land being known and designated as Lot No. 57 of Wynette Estates, a subdivision of the M. W. Fore property, located approximately 2.4 miles South of Gantt Station in Greenville County, South Carolina, made by Pickell & Pickell, Engineers, dated May 26, 1953, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Wisconsin Avenue at joint front corners of Lots No. 57 and 58 and running thence along the line of said Lot No. 58, N. 89-04 W. 180.43 feet to iron pin at rear corner of Lot No. 50; thence with the rear line of Lot No. 50, N. 5-46 E. 80 feet to iron pin at back corner of Lot No. 56; thence along the line of said Lot No. 56, S. 89-04 E. 180.5 feet to iron pin on Wisconsin Avenue; thence with the said Wisconsin Avenue, S. 5-48 E. 80 feet to iron pin at point of beginning.

THAT the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence to cost less than Seven Thousand & Five Hundred (\$7,500.00) Dollars shall be erected on said lots; no residence shall be erected on lots nearer the front line than building line as shown on plat; no residence shall be built on any lot unless said lot has fifty (50) feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks.

The Grantor reserves to himself, his heirs and assigns, the right and easement in perpetuity to go upon the property herein granted for the right of installing, repairing, maintaining and locating electric power transmission lines.

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 2nd day of July in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Henry P. Willimon and Ruth Seay.

Handwritten signature of M. W. Fore with four dashed lines and the word (Seal) next to each.

State of South Carolina, Greenville County

Personally appeared before me Ruth Seay

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

Sworn to before me this 2nd day of July, A. D. 19 53. Notary Public for South Carolina.

Handwritten signature of Ruth Seay.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Henry P. Willimon 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 Lillian M. Smith, 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 2nd day of July, A. D. 19 53. Notary Public for South Carolina.

Handwritten signature of Aubrey C. Fore.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 14th day of August 19 53 at 11:11 A. M., No. #18100