

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY



Know All Men by These Presents:

That I, M. W. Fore in the State aforesaid, in consideration of the sum of \$290.00 (Two Hundred & Ninety and 00/100 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 Bob C. Nix, his heirs and assigns:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 107, Cabler Street, of a subdivision known as Avalon Estates, which is duly recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book S, Page 89, For a more detailed description of said lot, reference to said plat is hereby made; and the said property is sold and conveyed subject to the following restrictions, covenants and conditions, to-wit:

That the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent. No residence or business building costing less than Five Thousand (\$5,000.00) Dollars shall be erected on said lot, and no residence or building shall be erected on said lot nearer than twenty-five (25) feet to the front line, and no residence or business building shall be built on any lot unless said lot has fifty (50) feet, or more, frontage. No business building shall be erected on any lot other than lots fronting on U. S. Route #25.

GRANTEE to pay 1953 taxes.

Said lot fronting fifty-eight (58) feet on the northerly side of Cabler Street and running back one hundred and sixty-(160) feet between parallel lines to a dead end.

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 4th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

*Kenneth Burmaster*  
*Henry P. Williamson*

*M. W. Fore* (Seal)  
M. W. Fore (Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina, }  
Greenville County

Personally appeared before me *Kenneth Burmaster*

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

Sworn to before me this 4th day of September, A. D. 1953  
*Henry P. Williamson* (Seal)  
Notary Public for South Carolina

*Kenneth Burmaster*

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER

I, *Henry P. Williamson* 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 Bob C. Nix, and 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 4th day of September, A. D. 1953  
*Henry P. Williamson* (Seal)  
Notary Public for South Carolina

*Aubrey C. Fore*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 19th day of September, 1953, at 10:49 A.M. No. 20838

DI-5-125