

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 ninety-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

Clarence Evans Nichols and Ella S. Nichols, their heirs and assigns forever:

All that lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the east side of Cardinal Drive, being known and designated as Lot No. 26 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell, April 25, 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, at joint corner of Lots Nos. 26 and 27, and running thence with the east side of Cardinal Drive S. 25-58 E. 70 feet to iron pin at corner of Lot No. 25; thence with line of Lot No. 25, N. 68-17 E. 169 feet to iron pin at joint corner of Lots Nos. 25, 24, 25 and 26; thence with the rear line of Lot No. 23, N. 24-04 W. 69.35 feet to an iron pin at joint corner of Lots Nos. 22, 23, 26 and 27; and thence with line of Lot No. 27, S. 68-16 W. 170.9 feet to the beginning corner, being a portion of the tract conveyed to me by Martha J. Edwards by deed dated February 17, 1943, and recorded in the R. M. C. Office for Greenville County in Book 306, 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

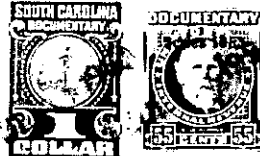
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

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 9th day of July in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Anna M. Beatty
Mrs Sara L. Bennett



Oscar L. Ayers (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me *Oscar L. Ayers*

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. Beatty* witnessed the execution thereof.

Sworn to before me this 9th day of July, A. D. 19 54
Anna M. Beatty (Seal)
Notary Public for South Carolina

Mrs Sara L. Bennett

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, *Oscar L. Ayers* 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 Clarence Evans Nichols and Ella S. Nichols, 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 9th day of July, A. D. 19 54
Anna M. Beatty (Seal)
Notary Public for South Carolina

Helen K. Ayers

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 31st day of July 19 54, at 10:00 A.M., No. #16968