



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. T. BIDWELL
in consideration of the sum of TWO HUNDRED SEVENTY FIVE AND NO/100 - - - - - DOLLARS,
in the State aforesaid,
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 CHARLES L. SMITH, HIS HEIRS AND ASSIGNS,

ALL that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, located on the Southern side of Cardinal Drive and being known and designated as Lot No. 59 of Cardinal Park as shown on Plat thereof made by R. K. Campbell, dated April 25, 1949 and having according to said plat recorded in the R. C. Office for Greenville County in Plat Book "W" at page 27, the following metes and bounds to-wit:

BEGINNING at a stake on the South side of Cardinal Drive, at corner of Lot No. 53 and running thence with the line of Lot No. 58 S. 21-58 E. 155.1 feet to a stake; thence N. 68-02 E. 35 feet to a stake at corner of Lot No. 60; thence with line of Lot No. 60 N. 21-58 W. 161.3 feet to a stake on the South side of Cardinal Drive; thence with the South side of Cardinal Drive S. 57-54 W. 35.55 feet to the beginning corner.

Grantee to pay 1955 taxes.

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 feet 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 feet 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 16th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-five

Signed, Sealed and Delivered in the Presence of
[Handwritten signatures: Ralph W. Drake, Lucius A. Hutson, Jr.])
_____) (Seal)
_____) (Seal)
_____) (Seal)
_____) (Seal)

State of South Carolina,)
Greenville County) Personally appeared before me Ralph W. Drake
and made oath that he saw the within named grantor(s) W. T. Bidwell sign, seal and as his act and deed deliver the within written deed, and that he, with L. A. Hutson, Jr. witnessed the execution thereof.
Sworn to before me this 16th day of June, A. D. 1955.
[Handwritten signature: Lucius A. Hutson, Jr.])
Notary Public for South Carolina)

State of South Carolina,)
Greenville County) I, Lucius A. Hutson, Jr. Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Christine K. Bidwell wife of the within named W. T. Bidwell 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 Charles L. Smith, 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 16th day of June, A. D. 1955.
[Handwritten signature: Lucius A. Hutson, Jr.])
Notary Public for South Carolina)

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 16th day of July, 1955, at 10 A. M., No. 18196
P15.8-5-5