



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Oscar L. Ayers, in consideration of the sum of Two hundred fifty no/100 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

Charles L. Smith, his heirs and assigns forever:

All that certain lot of land in Chick Springs Township, Greenville County, South Carolina, on the south side of Cardinal Drive, being known and designated as Lot No. 60 of Cardinal Park, property of Oscar L. Ayers as shown on plat made by R. K. Campbell, April 24, 1949, and recorded in the S. C. Office for Greenville County in Plat Book W, page 27, and having the following metes and bounds hereunto, to said plot:

BEGINNING at an iron pin on the south side of Cardinal Drive, at corner of Lot No. 59, and running thence with line of Lot No. 59, S. 21-58 E. 101.3 feet to an iron pin; thence N. 68-02 E. 35 feet to iron pin at corner of Lot No. 61; thence with line of Lot No. 61, N. 21-58 W. 167.5 feet to iron pin on the south side of Cardinal Drive; and thence with the south side of Cardinal Drive S. 57-54 W. 35.22 feet to the beginning corner, being one of the lots conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in Book 336, page 327.

This property is conveyed subject to the following restrictions and conditions:  
(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) 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 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 15th day of June in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of  
*Anna M. Beaty* }  
*Felicia C. Macken* }  
Oscar L. Ayers (Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina } Personally appeared before me Felicia C. Macken  
COUNTY OF GREENVILLE }

and made oath that she saw the within named grantor(s) Oscar L. Ayers  
written deed, and that she, with Anna M. Beaty sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15th day of June, A. D., 1955  
*Anna M. Beaty* (Seal)  
Notary Public for South Carolina }  
*Felicia C. Macken*

State of South Carolina } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE } I, Anna M. Beaty 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 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 14th day of June, A. D., 1955  
*Anna M. Beaty* (Seal)  
Notary Public for South Carolina }  
*Felicia C. Macken*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 16th day of July 1955 at 10 A.M., No. 18195