

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 2 8 57 AM 1957

LILL FAYSSOUX

Know All Men by These Presents:

That I, Oscar L. Ayers, in consideration of the sum of _____ a gift (love and affection) 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 receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Mary Lois Ayers, her heirs and assigns forever:

All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 4 of Cardinal Park, as shown on plat of said Cardinal Park recorded in the R. M. C. Office for Greenville County in Plat Book W, at page 27, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the south side of Lee Road, at corner of Lot No. 5, and running thence with line of Lot No. 5, S. 16-35 E. 181.4 feet to an iron pin in line of Lot No. 7; thence with line of Lots Nos. 7 and 42, S. 68-00 W. 70.3 feet to an iron pin at corner of Lot No. 3; thence with line of Lot No. 3, N. 16-35 W. 188.1 feet to an iron pin on the south side of Lee Road; and thence with Lee Road, N. 73-25 E. 70 feet to the beginning corner, being a portion of the same conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in Book 336, 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 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 1st day of March in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

Lila Fayssoux
Anna M. Beaty

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

State of South Carolina
COUNTY OF Greenville

Personally appeared before me Lila Fayssoux

and made oath that s 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 s he, with Anna M. Beaty witnessed the execution thereof.

Sworn to before me this 1st day of March, A. D., 1957
Anna M. Beaty (Seal)
Notary Public for South Carolina

Lila Fayssoux

State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER
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 Mary Lois Ayers, 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 1st day of March, A. D., 1957
Anna M. Beaty (Seal)
Notary Public for South Carolina

Helen K. Ayers

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 2nd day of March 1957 at 8:57 A.M. #5206
M. No. P15.8-7-4