That I, Walter W. Goldsmith, in the State aforesaid, - DOLLARS, in consideration of the sum of Five Hundred Eighty-five (\$585.00)

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 J.D. Phillips and Ella Maude Phillips, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot 457, Section D, Englewood Estates, as shown on a plat thereof, dated February 1955, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "BB", at page 177, and having the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Burmaster Drive, joint front corners of lots 456 and 457 and running N. 86-43 W. 75 feet to an iron pin on Burmaster Drive, joint front corners of lots 457 and 458; thence with the common line of lots 457 and 458 $N.\ 3-15$ $E.\$ 293.7 feet to an iron pin at joint rear corners of lots 458 and 457; thence S. 88-0 E. 75.02 feet to an iron pin, rear corners of lots 457 and 453A; thence with the line of lots 457 and 453A S. 3-15 W. 70.4 feet to an iron pin in the line of lot 457, at joint corners of lots 453A and 456; thence continuing with the common line of lots 456 and 457 S. 3-15 W. 225.0 feet to an iron pin on Burmaster Drive, the point of beginning.

Restrictions: The above property shall not be sold, rented or other wise disposed of to any Negro or person of African descent. No residence shall cost less than \$8,500.00; no residence shall be erected nearer than 50 feet to the front line; nor shall any residence be erected on said property unless lot has 50 feet, or more, frontage. No outside toilets are permitted; sewage must be disposed of by approved septic tanks.

GRANTEES herein to pay taxes for the year 1959.

THIS property conveyed subject to any rights of way now existing.

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

Heirs and Assigns forever. their named and

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(claiming or to claim the same or any Witness the grantor's(s') hand of our Lord One Thousand Nine Hund	part thereof. and seal this 2- lred and Fifty-nine	4th day o	of October	in the year
Signed, Sealed and Delivered in the Pre	esence of			(Seal)
Frances Smith				(Seal)
Jame K Shirly				(Seal)
State of South Carolina	Personally appea	red before me Fro	uces In	nuch
COUNTY OF GREENVILLE	J			
and made oath that S he saw the with written deed, and that S he, with	nin named grantor(s)	Walter W. Goldsm gg/ seal and as his	ith act and deed deli witnessed the ex	
Sworn to before me this 24th day of October	A. D., 19 <u>59</u>	Franc	ed Smith	<i></i>

(Seal)

I,

State of South Carolina

RENUNCIATION OF DOWER GRANTOR NOT MARRIED

Notary Public, do hereby certify



that Mrs.

Notary Public for South Carolina

nd upon being privately and separately examined by me, did declare that she does freely, impulsion, dread or fear of any person or persons whomsoever, renounce, release, and Heirs and Assigns, all her interest and claim of Dower of, in or to all and singular the premises within mentioned and released.

day of, A. D., 19	
Notary Public for South Carolina	
Cancelled documentary stamps attached: S. C. \$; TRecorded this 27th day of October	J. S. \$