BOOK 430 PAGE 423

TITLE TO REAL ESTATE—Offices of ANNA M. BEATY, Attorney at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

MAR 13 10 00 AM 1951

R. M. C.

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 M. Traynham

All that certain lot of land in Chick Springs Township, Greenville County, South Carolina, on the west side of Tiffany Drive, being known and designated as Lot No. 9 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell, April 24, 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:

BEGINNING at an iron pin on the west side of Tiffany Drive, at corner of Lot No. 8, and running thence with line of Lot No. 8, S. 68-02 W. 196.1 feet to iron pin at joint corner of Lots Nos. 8, 9, 40 and 41; thence with rear line of Lot No. 40, S. 24-34 E. 70 feet to an iron pin at joint corner of Lots Nos. 9, 10, 39 and 40; thence with line of Lot No. 10, N. 68-04 E. 194.1 feet to iron pin on Tiffany Drive; and thence with the west side of Tiffany Drive, N. 22-57 W. 70 feet to 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 restrictions and conditions: Said property is 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 8th day of March in the year of our Lord One Thousand Nine Hundred and fifty-one

Signed, Sealed and Delivered in the Presence of

J. S. McClimon

Herbert L. Freeman

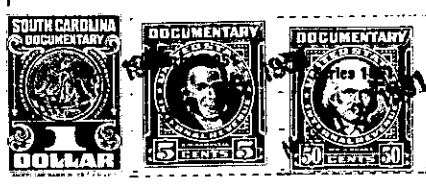
Oscar L. Ayers (Seal)

(Seal)

(Seal)

(Seal)

(Seal)



State of South Carolina,
Greenville County

Personally appeared before me J. S. McClimon

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 Herbert L. Freeman witnessed the execution thereof.

Sworn to before me this 8th day of March, A. D. 19 51

Herbert L. Freeman (Seal)
Notary Public for South Carolina

J. S. McClimon

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Herbert L. Freeman 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 M. Traynham, 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 8th day of March, A. D. 19 51

Herbert L. Freeman (Seal)
Notary Public for South Carolina

Helen K. Ayers

Cancelled documentary stamps attached: S. C. $_____; U. S. $_____

Recorded this _____ day of _____ 19_____ at _____ M., No. _____

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