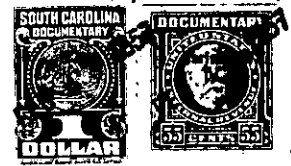


5M-5-56 TITLE OF REAL ESTATE-Form 137-1/2-W. A. Seybt & Co., Office Supplies, Greenville, S. C.



STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. COUNTY OF GREENVILLE

FEB 4 11 54 AM

Know All Men by These Presents:

That I, M. W. Fore in consideration of the sum of Five Hundred & NO/100 - - - - (\$500.00) - - - - -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 Leona M. Grumbles, her heirs and assigns forever:

ALL that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 3 as shown on a Plat of Oxford Estates subdivision, recorded in the R. M. C. Office, for Greenville County in Plat Book W, at Page 158, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Staunton Bridge Road at joint front corners of Lots 3 and 4 and running thence along the line of said lots, S. 72-11 E. 161.4 feet to iron pin at rear line of Lot 14; thence running with rear line of said lot, S. 17-49 W. 82 feet to iron pin on Caroline Street; thence running with said Street, N. 77-12 W. 137 feet to iron pin; thence running N. 29-41 W. 33.8 feet to iron pin on Staunton Bridge Road; thence running with said Road, N. 17-49 E. 71.1 feet to point of beginning.

THAT the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent; no residence to cost less than Eight Thousand Five Hundred (\$8,500.00) Dollars shall be erected on said lots; no residence shall be erected on any lot unless said lot has fifty (50) feet or more, frontage; no residence shall be built on any lot nearer than thirty (30) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lot other than lots fronting on Staunton Bridge Road.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay taxes for the year 1957.

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 February in the year of our Lord One Thousand Nine Hundred and Fifty-seven

M. W. Fore (Seal)

Signed, Sealed and Delivered in the Presence of

Hazel Christie, Earlene Watson

(Seal) (Seal) (Seal) (Seal)

State of South Carolina } Personally appeared before me Hazel Christie COUNTY OF GREENVILLE

and made oath that s he saw the within named grantor(s) M. W. Fore sign, seal and as his act and deed deliver the within written deed, and that s he, with Earlene Watson witnessed the execution thereof.

Sworn to before me this 1st. day of February, A. D., 1957 Earlene Watson (Seal) Notary Public for South Carolina

Hazel Christie

State of South Carolina } RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, Earlene Watson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Fore wife of the within named M. W. Fore 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 Leona M. Grumbles, 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 February, A. D., 1957 Earlene Watson (Seal) Notary Public for South Carolina

Aubrey C. Fore

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 11:52 A.M. Recorded this 4th day of February 19 57, at M., No. #2875