

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Oscar L. Ayers, in consideration of the sum of six hundred 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 Larry E. Goodson, his heirs and assigns forever:

All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the east side of Cardinal Drive, being known and designated as Lot No. 32 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 according to said plat:

BEGINNING at an iron pin on the east side of Cardinal Drive, at joint corner of Lots Nos. 31 and 32, and running thence with line of Lot No. 31, N. 68-11 E. 179.6 feet to iron pin at joint corner of Lots Nos. 17, 18, 31 and 32; thence with rear line of Lot No. 17, N. 24-54 W. 70 feet to iron pin at joint corner of Lots Nos. 16, 17, 32 and 33; thence with line of Lot No. 33, S. 38-10 E. 131.4 feet to iron pin on the east side of Cardinal Drive; and thence with the east side of Cardinal Drive, S. 25-58 E. 70 feet to the beginning corner, being a portion of the tract conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in the R. M. C. Office for Greenville County 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

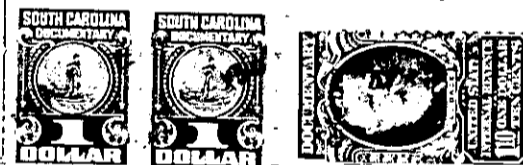
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 30th day of April in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Anna M. Beatty
Felicia C. Masher



Oscar L. Ayers (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me Felicia C. Masher

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. Beatty Felicia C. Masher witnessed the execution thereof.

Sworn to before me this 30th day of April, A. D. 1954
Anna M. Beatty (Seal)
Notary Public for South Carolina

Felicia C. Masher

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Anna M. Beatty, 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 Larry E. Goodson, 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 30th day of April, A. D. 1954
Anna M. Beatty (Seal)
Notary Public for South Carolina

Helen K. Ayers

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 12:16 P.M.
Recorded this 1st day of June 1954, at M., No. #12161