

FILED

SM 10-58 TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co. Office 1960



STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



That I, Walter W. Goldsmith, Mrs. L. Farnsworth in the State aforesaid, in consideration of the sum of Six Hundred Eighty Five (\$685.00) ----- 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 M. W. Fore, his 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 453, on Evelyn Drive in Section D of Englewood Estates, as shown by a plat thereof, dated February 1955, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book BB, at page 176, and having the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Evelyn Drive, at joint front corners of lots 452A and 453 and running N. 28-47 W. 88.2 feet to an iron pin on said drive, at joint front corners of lots 453 and 453A; thence with the line of lots 453 and 453A N. 86-43 W. 125.5 feet to an iron pin in the line of lot 453A at rear corners of lots 453 and 455; thence with the line of lots 453 and 455 S. 3-15 W. 75 feet to an iron pin in the line of lot 455, at rear corners of lots 453 and 452A; thence with the line of lots 453 and 452A S. 86-43 W. 172 feet, more or less, to an iron pin on Evelyn Drive, the point of beginning.

Restrictions: The above-described property is not to be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence shall be erected at a cost of less than \$8500.00; no residence shall be erected nearer than 50 feet to the front line; and no residence shall be erected unless said lot have 50 feet, or more, frontage. No outside toilets are permitted; sewage must be disposed of by approved septic tanks.

GRANTEE herein to pay taxes for the year 1960.

This property is conveyed subject to any rights of way now in existence.

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 21st day of December in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

James R. Shirley Sr. (Signature)

Walter W. Goldsmith (Signature) (Seal) (Seal) (Seal) (Seal)

State of South Carolina COUNTY OF GREENVILLE

Personally appeared before me Frances Smith

and made oath that She saw the within named grantor(s) Walter W. Goldsmith written deed, and that She, with James R. Shirley Sr. sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 21st day of December, A. D., 1960 James R. Shirley Sr. (Seal) Notary Public for South Carolina

State of South Carolina RENUNCIATION OF DOWER GRANTOR NOT MARRIED I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 1960 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ A. #16263 Recorded this 28th day of December 1960, at 9:30 M., No.

465-1-61