

State of South Carolina,

Greenville County

Know all Men by these Presents, That I, Oscar L. Ayers

in the State aforesaid,

in consideration of the sum of **Seventy-five no/100** Dollars

to me paid by **Bennie W. Sinclair**

in the State aforesaid, 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

Bennie W. Sinclair

All that piece, parcel or lot of land in **Chick Springs** Township, Greenville County, State

of South Carolina, on the west side of Cardinal Drive, being known and designated as Lots Nos. 53 and 54 of Cardinal Park, property of Oscar L. Ayers, made by R. K. Campbell, April 25, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book W, at page 27, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the west side of Cardinal Drive, at corner of Lot No. 52, and running thence with line of Lot No. 52, S. 64-02 W. 139.3 feet to stake; thence S. 25-58 E. 60.2 feet to iron pin; thence N. 68-02 E. 140 feet to stake on the west side of Cardinal Drive; and thence with the west side of Cardinal Drive N. 25-58 W. 70 feet to the beginning corner.

It is understood and agreed that the grantee will pay taxes for the year 1948.

This property is conveyed subject to the following restrictions and conditions: Said property 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 toilet 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.