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

GREENVILLE COUNTY

MAR 10 9 45 AM 1951





OLLIE FARNSWORTH All Men by These Presents:

That. I, Oscar L. Ayers, in consideration of the sum of

R. M.C. Four hundred ninety-five 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

Florence S. Towery,

All that certain lot of land in Chick Springs Township, Greenville County, South Carolina, on the east side of Cardinal Drive, being known and designated as Lot No. 25 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. 25 and 26, and running thence with the east side of Cardinal Drive, S. 25-58 E. 59.7 feet to iron pin; thence with the north side of Cardinal Drive N. 68-02 E. 160.7 feet to iron pin; thence still with the north side of Cardinal Drive N. 57-54 E. 6.8 feet to iron pin at rear corner of Lot No. 24; thence with the rear line of Lot No. 24, N. 24-34 W. 57.5 feet to iron pin at joint corner of Lots Nos. 23, 24, 25 and 26; and thence with line of Lot No. 26, S. 68-17 W. 169 feet to the 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 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 oe 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, Merlonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said and her Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) a and forever defend all and singular the said premises unt Assigns against the grantor(s) and the grantor's(s') Heirs and same or any part thereof.	Premises	before mentioned und antor's(s') Heirs, Executee(s) hereinabove na	to the grantee(s) hereinabove named,
Witness the grantor's(s') hand and seal this of our Lord One Thousand Nine Hundred and fifty-or	lst ne	day of	March	in the year
Signed, Sealed and Delivered in the Presence of N. Univ. Sruce				(Seal) (Seal) (Seal)
State of South Carolina, Greenville County Indicate of South Carolina, Greenville County Indicate of South Carolina, Personally Personally Personally Personally Personally Notite of South Carolina Personally Personally Personally Of South Carolina Personally Personally Of South Carolina Personally Personally Of South Carolina Personally Of South Carolina Personally Of South Carolina	s) sign, s	before me H.al Oscar L. Ayers eal and as his H. Alnin	act and deed witnessed tl	deliver the within the execution thereof.

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County

I, W. H. Bruce

Notary Public, do hereby certify

unto all whom it may concern, that Mrs.

Helen K. Ayers wife of the within named Oscar L. Ayers

and upon being privately and separately examined by me, did declare that she does freely, voldid this day appear before me untarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Florence S.Towery, 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.

Cancelled documentary stamps attached: S. C. \$; U. S. \$	day of March , A. D. 19.51 Notary Public for South Carolina	
Recorded thisday of19atM., No	Cancelled documentary stamps attached: S. C. \$; U. S. \$_	
	Recorded thisday of	19 at