



State of South Carolina

Greenville COUNTY

AUG 29 9 45 AM '53

Know All Men by These Presents:

That I, Beulah T. Coggins, in the State aforesaid, in consideration of the sum of Three Hundred and Seventy-five (\$375.00) DOLLARS, Harold L. and Hazel B. Keith 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 Harold L. Keith and Hazel B. Keith and their heirs and assigns forever:

All those two certain lots of land in Chick Springs Township, Greenville County, State of South Carolina, on the south side of Cardinal Drive, being known and designated as Lots Nos. 57 and 58 of Cardinal Park, property of Oscar L. Ayers, according to plat by R.K. Campbell, dated April 25, 1949, and recorded in Plat Book "W", page 27, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at an iron pin on the south side of Cardinal Drive, corner of Lots Nos. 56 and 57, and running thence with line of same, S. 21.58 E. 140 feet to an iron pin; thence N. 68.02 E. 105 feet to an iron pin at corner of Lot No. 59; thence with line of same, N. 21.58 W. 155.1 feet to iron pin on south side of Cardinal Drive; thence with said drive, S. 57.54 W. 86.35 feet and 20 feet to the beginning corner.

This is the same property conveyed to Beulah T. Coggins by deed of Oscar L. Ayers, recorded in Deed Book 425, page 477, R.M.C. Office for Greenville County.

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 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.

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 their 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 27th day of August in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

J. F. Booger
Ansel M. Hawkins

Beulah T. Coggins (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me T. F. Booger -

and made oath that he saw the within named grantor(s) Beulah T. Coggins

sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 27th day of August, A. D. 1953.

Ansel M. Hawkins (Seal)
Notary Public for South Carolina

J. F. Booger

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

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 August, A. D. 1953.
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$

Recorded this 29th day of August, 1953, at 9:45 A.M. No. 19252

15.8-5-34-7

For Release of Restriction See Deed Book 600 Page 375