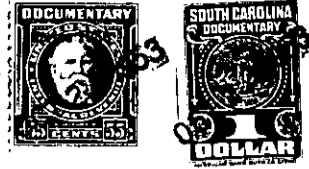


TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Attorneys, East Coffee St., Greenville,

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Mrs. M. H. Piper in consideration of the sum of Three Hundred and Forty-five and 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

Plumer Perkins and Ruby L. Perkins, their heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 15, Block H of a subdivision known as Fair Heights according to a plat of record in the R.M.C. Office for Greenville County in Plat Book F, at page 257, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Cumberland Avenue at corner of Lot No. 14 and running thence with the line of Lot No. 14, S. 58-40 E. 150 feet to an iron pin, joint corner of Lots Nos. 14, 11, 10 and 15, and running thence along the rear line of Lot No. 10, N. 31-20 E. 50 feet to joint corner of Lots Nos. 10 and 16; thence with the line of Lot No. 16, N. 58-40 W. 150 feet to a pin on the east side of Cumberland Avenue; thence along the east side of Cumberland Avenue, S. 31-30 W. 50 feet to the beginning corner.

The above described premises are conveyed subject to the following restrictions, covenants and conditions which shall be for the benefit of the adjacent property owners:

- (1) Said premises shall not be sold, rented or otherwise disposed of to person or persons of African descent.
(2) No residence shall be erected on said premises costing less than \$1500.00
(3) No building shall be erected on said lot nearer than 25 feet to the front property line.
(4) Said premises shall be used exclusively for residential purposes.

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 15th day of September in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Bertha Cameron
Charles Manly

Mrs M H Piper (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me B C Cameron

and made oath that he saw the within named grantor(s) Mrs. M. H. Piper and that she, with Charles Manly sign, seal and as her act and deed deliver the within written deed, and that she, with Charles Manly witnessed the execution thereof.

Sworn to before me this 15th day of September, A. D. 19 53
Charles Manly (Seal)
Notary Public for South Carolina

Bertha Cameron

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I,

GRANTOR A WOMAN!

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. 19 (Seal) Notary Public for South Carolina

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

Recorded this 23rd day of October 19 53 at 3:00 P. M., No. #23263

265-5-16