## STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY



## Know All Men by These Presents:

lle, S. C.

I, Oscar L. Ayers, in consideration of the sum of Three hundred seventy-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

Harry C. Coleman and Julia Coleman, their heirs and assigns forever:

All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the northeast side of Cardinal Drive, being known and designated as Lot No. 33 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 northeast side of Cardinal Drive, on corner of Lot No. 34, and running thence with Cardinal Drive S. 25-58 E. 70 feet to an iron pin at corner of Lot No. 32; thence with line of Lot No. 32, N. 68-10 E. 181.4 feet to iron pin at joint corner of Lots Nos. 16, 17, 32 and 33; thence with rear line of Lot No. 16, N. 24-34 W. 70 feet to iron pin at joint corner of Lots Nos. 15, 16, 33 and 34; and thence with line of Lot No. 34, S. 68-09 W. 183.1 feet to beginning corner, being a portion of the same conveyed to me by Martha J. Edwards by deed dated Feburary 17, 1948, and recorded in Book 336, page 397.

This property is conveyed subject to the following conditions and restrictions: 1. Said property is to be used for residential purposes only. 2. No residence shall be constructed on any lot in said subdivision at a cost of less than \$5,000.00. 3. No building shall be erected nearer than 30 feet from the street on which it faces. 4. No outside toilet permitted and all sewerage disposal is to be by approved septic tanks. 5. All lots are conveyed subject to recorded rights-of-way. 6. No residence is to be built on any lot or portion thereof, unless said lot has 50 feet or more of street frontage.

TOCETHER 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,

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 7th March

| of our Lord One Thousand Nine Hundred and fifty-fiv | 'e               |            |
|---|------------------|------------|
| Signed, Sealed and Delivered in the Presence of     | Oscar Layer (Sea | ıl)<br>ıl) |
| Jama du Beato                                       | (Sea             |            |
| Day Hamen   | (Sea             | ıl)        |
| fray vanua  | (Sea             | ıl)        |
| <b>3</b>  |                  |            |

State of South Carolina,

Personally appeared before me

E. Max Golmes

Greenville County he saw the within named grantor(s) and made oath that

Oscar L. Ayers sign, seal and as

act and deed deliver the within

in the year

Anna M. Beaty written deed, and that he, with witnessed the execution thereof. Sworn to before me this 7th valaly \_\_\_\_(Seal) Notary Public for South Carolina

State of South Carolina,

RENUNCIATION OF DÖWER

Greenville County

Anna M. Beaty

Notary Public, do hereby certify

P15, 8-7-33

unto all whom it may concern, that Mrs. Helen K.Ayers wife of the within named Oscar L. Ayers

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

Harry C. Coleman and Julia Coleman, their 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 7th day of March A. D. 19.55 | Heen K,                | aura |
|--|------------------------|------|
| day of March 3. D. 19 55  Notary Public for South Carolina     |                        |      |
| Cancelled documentary stamps attached: S. C. \$; U. S. \$_     | 10:00 A.M.             |      |
| Recorded this 15th day of March                                | 19 55 at / XXX No 6781 |      |