

MAR 5 3 57 PM 1959



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Know All Men by These Presents:

That I, J. Russell Fowler, in the State aforesaid, in consideration of the sum of One thousand two hundred fifty (\$1,250.00) - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Jack E. Shaw and Herbert Rudd,

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. 42 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell April 25, 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:

BEGINNING at an iron pin on the East side of Cardinal Drive, at joint corner of Lots Nos. 1 and 42, and running thence with Cardinal Drive S. 25-58 E. 70 feet to iron pin at corner of Lot No. 41; thence with line of Lot No. 41 N. 68-01 E. 197.1 feet to iron pin at joint corner of Lots Nos. 7, 8, 41 and 42; thence with rear line of Lot No. 7 N. 24-34 W. 69.95 feet to iron pin in rear line of Lot No. 4; thence with rearline of Lots Nos. 4, 3, 2 and 1, S. 68-00 W. 198.9 feet to an iron pin on Cardinal Drive, the beginning corner.

This is the same piece of property conveyed to me by Oscar L. Ayers by deed dated November 2, 1949, recorded in the R.M.C. Office for Greenville County, S. C., in Book 398, Page 529.

This property is conveyed subject to the following restrictions and conditions: Said property is 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 4th day of March in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of
Ann Runyan
Mabel G. Lynn
_____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)

State of South Carolina } Personally appeared before me Ann Runyan
COUNTY OF Greenville }

and made oath that s he saw the within named grantor(s) J. Russell Fowler
written deed, and that s he, with Mabel G. Lynn sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 4th day of March, A. D., 19 59
Mabel G. Lynn (Seal)
Notary Public for South Carolina
Ann Runyan

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF Greenville } I, Mabel G. Lynn, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Oda L. Fowler, wife of the within named J. Russell Fowler 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 Jack E. Shaw and Herbert Rudd, 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 4th day of March, A. D., 19 59
Mabel G. Lynn (Seal)
Notary Public for South Carolina
Oda L. Fowler

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 3:57 P. M.
Recorded this 5th day of March 19 59, at / M., No. 22808
P15.8-7-42