

State Of South Carolina

Greenville COUNTY

Know All Men by These Presents:

That I, Mrs. Geanie L. Caldwell in consideration of the sum of Two Hundred Fifty (\$250.00)

DEC 1 1949 in the State aforesaid, DOLLARS,

Winston D. Smith

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

Winston D. Smith and his heirs and assigns:

All of that parcel or lot of land situate and being in Chick Springs Township of Greenville County, South Carolina, lying North from the City of Greer and about 200 feet North from the U.S. Dual Lane Highway No. 29, being all of lot No. 45 on a plat of property made for Mrs. Geanie Caldwell by H.L. Dunahoo, Surveyor, dated October 24-25, 1949, recorded in the R.M.C. Office for Greenville County in Plat Book X, at page 1. Said lot lies on the East side of Ashmore Street and fronts thereon 70 feet, having a rear width of 70 feet and an uniform depth of 176 feet. Reference is hereby made to said plat and record thereof for a detailed and complete description of said lot.

This property is to be used only for residential purposes with desirable appurtenances thereto, for White people only, and specifically prohibited are trailer camps, tourist courts, clubs, dance halls and so-called "honky-tonks" or "juke-joints", and the sales of beer, wine and alcoholic liquors. No dwelling house shall be erected for a cost of less than \$3500.00 and the same must be placed at least 20 feet from the street on which it faces. These restrictions are for the benefit of the grantor and all owners of property in this subdivision, and any violation thereof shall entitle any owner of the same to injunctive relief. However, the rights of lien creditors shall not be impaired by any violations of these restrictions.



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 his 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 29th day of November in the year of our Lord One Thousand Nine Hundred and Forty-nine

Signed, Sealed and Delivered in the Presence of

H.D. Hawkins

Ansel M. Hawkins

Geanie L. Caldwell (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me Ansel M. Hawkins

and made oath that he saw the within named grantor(s) Mrs. Geanie L. Caldwell

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

Sworn to before me this 29th day of November, A. D. 1949.

H.D. Hawkins

Notary Public for South Carolina

Ansel M. Hawkins

State of South Carolina

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....., A. D. 19.....

(Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$..... U. S. \$..... Recorded this 1st. day of December, 1949, at 1:42 P. M., No. 28457

G19-1-80