

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, M. W. Fore in consideration of the sum of Forty-nine & 50/100 (\$49.50) 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

Bennie Ward Sinclair, her heirs and assigns, forever:

ALL that piece, parcel or lot of land near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 26 of a subdivision known as Marion Grove as shown by a plat thereof, dated October, 1952, made by Dalton & Neves, recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ray Street at joint front corners of Lots No. 25 and 26 and running thence along the line of said Lot No. 25, N. 85-58 W. 332.3 feet to iron pin; thence N. 25-58 W. 115.5 feet to iron pin at back corner of Lot No. 27; thence along the line of said Lot No. 27, S. 85-58 E. 390.1 feet to iron pin on Ray Street; thence with the said Ray Street S. 4-02 W. 100 feet to iron pin at point of beginning.

THIS property is subject to the following restrictions:

THAT the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent; no residence to cost less than Seven Thousand Five Hundred (\$7,500.00) Dollars, shall be erected on any lot; no residence shall be erected on any lot nearer than thirty-five (35) feet to the front line; no residence shall be built on any lot unless said lot has fifty (50) feet, or more, frontage; no outside toilets permitted, and sewage is to be disposed of by approved septic tanks.

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 her 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 3rd day of August in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Henry P. Willimon and Ruth Seay.

Seal area with handwritten signature M. W. Fore and five dashed lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Ruth Seay

and made oath that s he saw the within named grantor(s) M. W. Fore

written deed, and that s he, with Henry P. Willimon sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 3rd day of August, A. D. 19 53

Notary Public for South Carolina (Seal) with handwritten signature of Henry P. Willimon.

Handwritten signature of Ruth Seay.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Henry P. Willimon Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Fore wife of the within named M. W. Fore 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 Bennie Ward Sinclair, her 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 3rd day of August, A. D. 19 53

Notary Public for South Carolina (Seal) with handwritten signature of Henry P. Willimon.

Handwritten signature of Aubrey C. Fore.

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

Recorded this 7th day of August, 19 53, at 5:01 P. M., No. 17650

WG6.3-4-23