



BOOK 603 PAGE 439

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That Oscar L. Ayers, in the State aforesaid,
in consideration of the sum of Three hundred no/100 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 Virginia Tolison, her heirs and assigns forever.

All that certain lot of land in Chick Springs Downs Ip, Greenville County, South Carolina, being triangular in shape and adjoining Lot No. 43 of Cardinal Park, 1st of Cardinal Park being recorded in the R. & C. Office for Greenville County in Book W, page 27, and having the following metes and bounds: BEGINNING at an iron pin on southwest side of Cardinal Drive, at corner of Lot No. 43, and running thence with line of Lot No. 43, N. 73-18 W. 141.2 feet to an iron pin; thence with line of other property of the grantor, N. 64-02 E. 139.3 feet to iron pin on the south side of Cardinal Drive; and thence with Cardinal Drive S. 25-58 E. 22.6 feet to the beginning corner, being a portion of the same conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in Book 365, 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 fronts. (4) No mobile home is permitted and all sewerage is to be properly disposed of. (5) All lots are conveyed subject to recorded rights-of-way, easements and other interests in any lot or portion thereof, unless otherwise stated on the plat or map.

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) 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) 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 day of July in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of

Oscar L. Ayers (Seal)

Anna M. Beaty (Seal)
Mary C. Simpkins (Seal)

State of South Carolina

Personally appeared before me

by Oscar L. Ayers

COUNTY OF Greenville

and made oath that she saw the within named grantor(s) Oscar L. Ayers sign, seal and as her act and deed deliver the within written deed, and that she, with Anna M. Beaty, witnessed the execution thereof

Sworn to before me this 7th day of July, A. D., 1958

Anna M. Beaty (Seal)
Notary Public for South Carolina

Mary C. Simpkins (Seal)

State of South Carolina

RENUNCIATION OF DOWER

I, Anna M. Beaty

Notary Public, do hereby certify

COUNTY OF Greenville

unto all whom it may concern, that Mrs. Helen A. 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 Virginia Tolison, 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 7th day of July, A. D., 1958

Anna M. Beaty (Seal)
Notary Public for South Carolina

Oscar L. Ayers

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 5.12 P. M.
Recorded this 7th day of August 1958 at / M. No. 3749