

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, M. W. Fore in the State aforesaid, in consideration of the sum of One Thousand Three Hundred Ninety-five & 00/100-(\$1,395.00) 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 Elizabeth Morgan, and Martha Frances Morgan, their heirs and assigns, forever:

ALL that piece, parcel or lot of land near the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lots No. 86 and 87 of a subdivision known as Avalon Estates, as shown by a plat thereof, dated June, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S", at Page 89 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Crestview Drive at joint front corners of Lots No. 85 and 86 and running thence along the line of said Lot No. 85, S. 82-53 W. 145 feet to iron pin at back corner of Lot No. 54; thence running with the rear lines of Lots No. 54 and 53, N. 9-44 W. 120.12 feet to iron pin at back corner of Lot No. 88; thence along the line of said Lot No. 88, N. 82-53 E. 150.6 feet to iron pin on Crestview Drive; thence running with the said Crestview Drive, S. 7-07 E. 120 feet to iron pin at point of beginning.

THAT the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent. No residence or business building costing less than Five Thousand (\$5,000.00) Dollars shall be erected on said lot, and no residence or building shall be erected on said lot nearer than twenty-five (25) feet to the front line, and no residence or business shall be built on any lot unless said lot has fifty (50) feet, or more, frontage. No business building shall be erected on any lot other than lots fronting on U. S. Route No. 25.

GRANTEE to pay taxes for the year 1953.

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 17th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Ruth Seay and B. A. Morgan.

Handwritten signature of M. W. Fore and four 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 B. A. Morgan sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 17th day of February, A. D. 19 53.

Notary Public for South Carolina (Seal)

Handwritten signature of Ruth Seay.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, B. A. Morgan 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 Elizabeth Morgan, & Martha Frances Morgan, 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 17th day of February, A. D. 19 53.

Notary Public for South Carolina (Seal)

Handwritten signature of Mrs. Aubrey C. Fore.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 19th day of February 19 53, at 10:00 A. M., No. #3984

D1-5-1048105