

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, Attorney at Law, Greer

State Of South Carolina
Greenville COUNTY

FEB 24 10 56 AM '56



Know All Men by These Presents:

That I, Mrs. Geanie L. Caldwell, in the State aforesaid,
in consideration of the sum of Five Hundred Forty (\$540.00) DOLLARS,

John R. Stewart

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 John R. Stewart and his heirs and assigns: All of those parcels or lots of land situate and being in Chick Springs Township of Greenville County, South Carolina, lying North from the City of Greer and the U.S. Dual Lane Highway No. 29 and on the West side of Caldwell Street, being all of lots Nos. 48, 49 and 50 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 lots lie on the West side of Caldwell Street and have a combined frontage thereon of 210 feet, having a rear width of 210 feet and an uniform depth of 173 feet. Reference to said plat and record thereof is made for a detailed and complete description of said lots.

This property is to be used only for residential purposes with desirable appurtenances thereto, for White people only, and specifically prohibited are trailer courts, tourist courts, clubs, dance halls and the sales of beer, wine and alcoholic liquors. No dwelling house shall be erected for a cost of less than \$3500.00, and it 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 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 25th 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)

State of South Carolina
Greenville COUNTY

Personally appeared before me H.D. 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 25th day of November, A. D. 1949.

Ansel M. Hawkins (Seal)
Notary Public for South Carolina

H.D. 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 24th day of February, 1950, at 10:56 A. M., No. 4689

G19-1-83, 84 & 85