

TITLE TO REAL ESTATE—Offices of ANNA M. BEATY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, FEB 5 3 47 PM 1951
GREENVILLE COUNTY

OLLIE FARRIS
R. M. C.
Know All Men by These Presents:

That I, Oscar L. Ayers, in consideration of the sum of Two hundred fifty no/100 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 Arden B. Brown and Inez Brown

All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the west side of Tiffany Drive, being known and designated as Lot No. 20 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell, April 24, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book W, page 27, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the west side of Tiffany Drive, at corner of Lot No. 21, and running thence with line of Lot No. 21, S. 68-14 W. 172.4 feet to iron pin at joint corner of Lots Nos. 20, 21, 28 and 29; thence with rear line of Lot No. 29, N. 24-34 W. 69.95 ft. to stake at joint corner of Lots Nos. 19, 20, 29 and 30; thence with line of Lot No. 19, N. 68-13 E. 174.4 feet to iron pin on the west side of Tiffany Drive; and thence with the west side of Tiffany Drive S. 22-57 E. 70 feet to beginning corner.

The above described lot of land is a portion of the same conveyed to me by Martha J. Edwards by deed dated February 17, 1948, and recorded in Book 336, page 397.

This property is conveyed subject to the following restrictions and conditions: Said property to be used for residential purposes only; no residence to cost less than \$5,000.00; no building to be erected nearer than 30 feet from the street on which it faces; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no part of said property to be sold, rented or otherwise disposed of to any person of African descent; property conveyed subject to recorded rights-of-way; no residence to be built on any lot or portion thereof, unless said lot has 50 feet or more street frontage.

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 26th day of January in the year of our Lord One Thousand Nine Hundred and fifty-One

Signed, Sealed and Delivered in the Presence of
Robert J. Loftis
J. M. McClimon
[Seals: SOUTH CAROLINA DOCUMENTARY, DOLLAR, DOCUMENTARY, FIFTY, DOCUMENTARY, FIFTY]

State of South Carolina, Greenville County } Personally appeared before me *Robert J. Loftis*
and made oath that he saw the within named grantor(s) Oscar L. Ayers
written deed, and that he, with *J. M. McClimon* sign, seal and as his act and deed deliver the within
Sworn to before me this 26th day of January, A. D. 1951 witnessed the execution thereof.
J. M. McClimon (Seal)
Notary Public for South Carolina

State of South Carolina, Greenville County } RENUNCIATION OF DOWER
I, J. S. McClimon Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Helen K. 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 Arden B. Brown and Inez Brown, 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 26th day of January, A. D. 1951
J. S. McClimon (Seal)
Notary Public for South Carolina
Helen K. Ayers

Cancelled documentary stamps attached: S. C. \$..... U. S. \$.....
Recorded this day of 19..... at M., No.....