

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 27 10 25 AM 1952

Know All Men by These Presents:

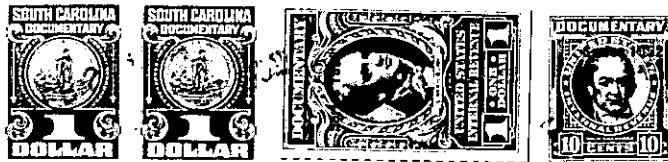
That I, M. W. Fore in the State aforesaid, in consideration of the sum of SEVEN HUNDRED NINETY FIVE and No/100 (\$795.00) DOLLARS,

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

FRANK A. RICHERSON and LILLIE M. RICHERSON, their Heirs and Assigns forever, all that certain piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as lot No. 20 on a Map of Avalon Estates, recorded in the RMC Office for Greenville County in Plat Book "S", page 89, and having, according to said Map, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Crestview Drive, joint corner of lots Nos. 19 and 20, and running thence with line of lot No. 19, S. 37-10 W., 160 feet to an iron pin in line of property of Mrs. Thackston; thence with Thackston line, N. 52-50 W., 60 feet to an iron pin, joint corner of lots Nos. 20 and 21; thence with line of lot No. 21, N. 37-10 E., 160 feet to an iron pin on the South side of Crestview Drive; thence with Crestview Drive, S. 52-50 E., 60 feet to an iron pin, the beginning corner. GRANTEES to pay 1952 taxes.

This property is sold subject to the following restrictions and conditions: Property to be used for residential purposes only; no residence costing less than \$5,000.00 shall be erected on said lot; no residence or other building shall be erected on said lot nearer than 25 feet to Crestview Drive; property shall not be sold, rented or otherwise disposed of to any negro, or person of African descent.



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 6th day of February in the year of our Lord One Thousand Nine Hundred and fifty-two

Signed, Sealed and Delivered in the Presence of

Emilie McCormick (Signature)

M. W. Fore (Signature) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Emilie McCormick

and made oath that s he saw the within named grantor(s) M. W. Fore sign, seal and as his act and deed deliver the within written deed, and that s he, with W. D. Workman witnessed the execution thereof.

Sworn to before me this 6th day of February, A. D. 1952 (Seal) Notary Public for South Carolina

Emilie McCormick (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. D. Workman

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 Frank A. Richerson and Lillie M. Richerson, 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 6th day of February, A. D. 1952 (Seal) Notary Public for South Carolina

Aubrey C. Fore (Signature)

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

Recorded this day of 19 at M. No.

(OVER)

D1-5-38