

State of South Carolina

Greenville COUNTY

Know All Men by These Presents:

That Geanie L. Caldwell in consideration of the sum of Twenty-two Hundred and Seventy (\$2270.00) 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 E.G. Ballenger and Charles D. Ballenger and their heirs and assigns:

All that certain parcels or lots of land situated on Highland Drive, North of the Dual-lane Highway No. 29, near the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lots Nos. 23, 24, 32, 33, 34 and 76 of the Property of Geanie L. Caldwell, according to survey and plat by H.L. Dunahoo, Surveyor, dated October 24, 1949, recorded in Plat Book X, page 1, R.M.C. Office for Greenville County. Lot No. 76 lies at the end of Highland Drive and contains 11.3 Acres, more or less. Lot No. 34 fronts 131 feet on Highland Drive with a rear line of 61 feet. All other lots have a uniform width of 70 feet and face on Highland Drive.

This property is to be used only for residential purposes with desirable appurtenances thereto, for White people only, and specifically prohibited are trailer camps, tourist courts, clubs, dance halls and so-called "honkey-tonks" or "juke-joints", and the sales of beer, wine and alcoholic liquors. No dwelling house shall be erected for a cost of less than \$3500.00, and the same 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 the same to injunctive relief. However, the rights of lien creditors shall not be impaired by 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 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 1st day of December 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)

(Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me Ansel M. Hawkins

and made oath that he saw the within named grantor(s) Geanie L. Caldwell

deliver the within written deed, and that he, with H.D. Hawkins sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 1st

day of December, A. D. 1949.

H.D. Hawkins (Seal)

Notary Public for South Carolina

Ansel M. 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 26th day of October

11:34 A.M.

1953 at M., No. #23405

913-1-58, 59, 67, 68, 69 & 111