

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

DEC 16 5 21 P.M. All Men by These Presents:

That I, M. W. Fore in consideration of the sum of Fifty-nine and 50/100 Dollars, \$59.50

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

Mrs. Bennie Ward Sinclair, her heirs and assigns forever,

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as lot no. 103 of section no. 1, Caroline Court, known as the property of M. W. Fore according to the plat by Dalton & Neves dated, 1953 and recorded in the R.M.C. Office for Greenville County in Plat Book "EE" at Page 45 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Manchester Avenue, joint front corner of lots nos. 102 and 103, which iron pin is situate 1609.3 feet east from the intersection of Manchester Avenue and U. S. Highway No. 29 and running thence along the line of lot no. 102 N 25-15 E 240 feet to an iron pin, thence N 64-45 W 100 feet to an iron pin, thence along the line of lot no. 104 S 25-15 W 240 feet to an iron pin on the northern side of Manchester Avenue, thence with the northern side of said Avenue S 64-45 E 100 feet to the point of beginning.

The above described property is sold and conveyed subject to the following restrictions, covenants and conditions, to-wit: That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence to cost less than Seven Thousand & Five Hundred (\$7,500.00) Dollars shall be erected on said lots; and no residence shall be erected on lots nearer the front line than building line as shown on plat; and no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks. No business buildings shall be erected on any lot other than lots fronting on U.S. Highway #29.

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 her 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 7th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of Bobbie Jean Black, Henry P. Willimon

State of South Carolina, Greenville County Personally appeared before me Bobbie Jean Black and made oath that 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 he, with Henry P. Willimon witnessed the execution thereof.

Sworn to before me this 7th day of December, A. D. 19 53 Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Henry P. Willimon 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 Mrs Bennie Ward Sinclair, her 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 7th day of December, A. D. 19 53 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 5:21 P.M. Recorded this 16th day of December 19 53, at M, No. #27250