

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

FEB 10 10 08 AM 1954



Know All Men by These Presents:

That I, **M. W. Fore** in the State aforesaid, in consideration of the sum of **THREE HUNDRED NIENTY-FIVE AND NO/100 (\$395.00)** 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 **Joseph C. Edwards, his heirs and assigns**

All that certain piece, parcel or lot of land in the State and County aforesaid known and designated as Lot Nos. 49 and 50 on plat of Bellwood Estates by Dalton & Neves, dated May 1950 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Oxford Boulevard at the joint front corner of Lot Nos. 50 and 51 and running thence with the front line of said lots N. 59-30 W. 179.5 feet to a point; thence N. 30-30 E. 140 feet to the joint rear corner of Lot Nos. 48 and 49; thence with the joint line of said lots S. 59-30 E. 179.5 feet to a point on the Western side of Oxford Boulevard; thence with Oxford Boulevard S. 30-30 W. 140 feet to the point of Beginning.

This conveyance is 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 costing less than \$5,000.00 shall be erected on lots fronting on Old Rutherford Rd. and Oxford Dr.; no residence costing less than \$3,500.00 shall be erected on said lot nearer than 25 feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks. This property sold subject to right-of-ways to Duke Power Co., granted or to be granted, for residence power lines.

Grantee to pay 1954 taxes

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 30th day of January in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of  
*[Signatures]* (Seal)  
*[Signatures]* (Seal)  
*[Signatures]* (Seal)  
*[Signatures]* (Seal)  
*[Signatures]* (Seal)

State of South Carolina } Personally appeared before me **J. D. Poag**  
Greenville County }

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 **J. H. Price, Jr.** witnessed the execution thereof.

Sworn to before me this 30th day of January, A. D. 19 54  
*[Signature]* (Seal)  
Notary Public for South Carolina

State of South Carolina } **RENUNCIATION OF DOWER**  
Greenville County } I, **J. H. Price, Jr.** 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 **Joseph C. Edwards, his 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 30th, day of January, A. D. 19 54  
*[Signature]* (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 10:08 A.M.  
Recorded this 10th day of February 19 54 at M., No. #3074  
P22-1-54 & 55