

Monaghan Mills
State of South Carolina,
COUNTY OF Greenville

DEED TO J. B. Bruce -
Stamps Canceled 50¢

KNOW ALL MEN BY THESE PRESENTS, That Monaghan Mills

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, in the State of South Carolina for and in consideration of the sum of Four hundred and fifty (\$450.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

J. B. Bruce; All that certain lot of land situate in Greenville Township, in Greenville County, State of South Carolina, known as Lot No. 7 of Monaghan Annex, as shown on plat recorded in P.M.C. Office for Greenville County, Plat Book C, page 63, and more particularly described as follows: Beginning at a stake on the southwest corner of Smyth Street and Parker Road and running thence with the west side of Smyth Street 56 1/4 ft. twenty-seven and one half (27 1/2) feet to a stake, corner of lot 8; thence with line of lot 8 in a westerly direction one hundred and one half (100 1/2) feet to a stake in line of lot 13; thence with line of lot 13 in a northerly direction twenty-seven and one half (27 1/2) feet to a stake on the south side of Parker Road; thence with said Road S. 83 1/2 E. one hundred (100) feet to the beginning corner. Upon the following conditions which shall be conditions subsequent; provided, however, that the same shall not apply after the 1st day of April, 1938, to wit: First: - That the property is not to be sold, rented or otherwise disposed of to persons of African descent. Second: - That no liquor or ardent spirits are to be sold on the property. Third: That no house shall be built on the lot herin described to cost less than Five hundred (\$500.00) Dollars, but any person may use two or more lots, placing one residence thereon. Fourth: That no building shall be erected nearer the street than the building line shown on said plat, which is - - feet from the street. Fifth: That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or impair the value of any of the neighboring lots, with that the lay out of the lots as shown on said plat shall adhere to; and, in case of facing lots in any other direction than that shown on plat shall be permitted. Seventh: That the company deserveth the right to lay or place or authorize the laying and placing of electric or other street, car tracks, sewer gas and water pipe, electric conductors, or pipes, telephone or electric light poles or any other work or instruments of public utility, on or in any of the streets of said Monaghan Annex without compensation to any lot owner -

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 premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers.

on this the 30th day of August, in the year of our Lord one thousand nine hundred and fifteen, and in the one hundred and fortieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
W. McJ. Griffin
Herbert Cressday

Monaghan Mills
Thos. M. Marchant -
and

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

PERSONALLY appeared before me W. McJ. Griffin and made oath that he saw Thos. M. Marchant as President and

of Monaghan Mills a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

Herbert Cressday, witnessed the execution thereof.

SWORN to before me, this 30th

day of August, A. D. 1915.
D. Carroll Jr. (SEAL)
Notary Public for South Carolina.

W. McJ. Griffin -

Recorded for September 14th 1915.

