

J. N. Morgan, Jr. DEED TO J. N. Morgan, Sr.
 THE STATE OF SOUTH CAROLINA,
 County of Greenville
 NOW, KNOW ALL MEN BY THESE PRESENTS, That J. N. Morgan, Jr. in the State aforesaid,
 in consideration of the sum of Five Dollars and other valuable consid- DOLLARS,
 to me in hand paid at and before the sealing of these presents by J. N. Morgan, Sr.

(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 J. N. Morgan, Sr., his heirs and Assigns: All that certain lot of land situate in Ward One of the City of Greenville, County and State aforesaid, and designated as Lot No. 4 on a map made by R.E. Dalton, Engineer and recorded in the R.M.C. office for said County in Book C., Page 210, at the Northwest corner of Rutherford and James Street, and having the following lines, courses and distames to wit: Beginning at an iron stake, corner of said Streets; thence with Rutherford Street N. 2.23 E. two hundred and thirteen and two-tenths (213.2) feet to iron pipe, corner of lot No. 3; thence with line of lot No. 3 N. 87.31 W. one hundred and nine (109) feet to iron stake, corner of lot No. 5; thence with line of lot No. 5 S. 0.08 E. two hundred and twenty-six and one-tenth (226.1) feet to iron pipe on James Street; thence with James Street N. 85.02 E one hundred (100) feet to the beginning corner; being a part of the property formerly known as the "Margaret Home" property.

The grantee herein, as a part of the consideration assumes the payment of all assessments made for Street improvements and paving on James Street and Rutherford Street. This conveyance is made subject to the following restrictions, which shall be binding upon the grantee his heirs and assigns:-

- (1) No dwelling shall be erected on said lot nearer than fifty (50) feet to James Street, as is provided in a deed from Woman's Missionary Union to me. x
- (2) No dwelling shall be erected upon said lot costing less than Six Thousand (\$6,000.00) Dollars.
- (3) If any garage or stable should be erected on the lot herein granted, the nearest line of such building shall not be further from Lot No. 5, than ten (10) feet, nor nearer to lot No. 3 than twenty-six (26) feet.

This is the same lot of land conveyed to me by Woman's Missionary Union of Baltimore City Auxiliary to the Southern Baptist Convention, by deed dated the 4th, day of December 1915; deed recorded in Vol. 25, page 334.

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 said J. N. Morgan, Sr. his heirs and assigns, forever.

AND I do hereby bind myself heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. N. Morgan, Sr. his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 6th day of May in the year of our Lord one thousand nine hundred and sixteen 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
Virginia Tally } Jos. N. Morgan, Jr. (L. S.)
B. W. Morgan } (L. S.)
 (L. S.)

THE STATE OF SOUTH CAROLINA,
 County of Greenville
 PERSONALLY appeared before me Virginia Tally
 and made oath that she saw the within named Jos. N. Morgan, Jr.
 sign, seal, and as his act and deed, deliver the within written Deed; and that she, with B. W. Morgan
 witnessed the execution thereof.

SWORN to before me, this 9th day of May, A. D. 1916.
B. W. Morgan (L. S.)
 Notary Public for S. C.

Virginia Tally

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
 County of Greenville
 I, B. W. Morgan a Notary Public do hereby certify unto all whom it may concern, that Mrs. Ethel M. Morgan the wife of the within named Jos. N. Morgan, Jr. 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 the within named J. N. Morgan, Sr. his heirs and assigns, all her interest and estate, and also 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 9th day of May, A. D. 1916.
B. W. Morgan (L. S.)
 Notary Public for S. C.

Ethel M. Morgan

Recorded for January 19th 1917