

Ira L. Griffin DEED TO J.F. McKelvey

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Ira L. Griffin

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) Dollars and other valuable consideration
to me
in hand paid
at and before the sealing of these presents by J.F. McKelvey

(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.F. McKelvey, his heirs and assigns forever. All that certain lot of land known and designated as lot No. 10 of Block B., of Cagle Park Company, in the City of Greenville, County and State aforesaid, and having the following metes and bounds as shown by plat recorded in the R.M.C. Office for Greenville County, Plat Book C., page 238: Beginning at an iron pin on the North side of Mills Avenue, corner of lot No. 9, and running thence with Mills Avenue N. 85-48 E. 66.9 feet to an iron pin, corner of lot No. 11; thence with line of lot No. 11, N. 4-55 W. 157.8 feet to an iron pin in line of lot No. 36; thence with line of lots Nos. 36 and 37, S. 89-07 W. 78 feet to an iron pin corner of lot No. 9; thence with line of lot No. 9, S. 8-42 E. 162.6 feet to the beginning corner. Subject, however to the following restrictions, which are part of the consideration for this deed, and are made for the benefit and protection of the other lots shown on the plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of deed to Ira L. Griffin from Cagle Park Company, to-wit:
(1) The property herein conveyed nor any part thereof shall not be sold, rented or otherwise disposed of to negroes.
(2) The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
(3) The property herein conveyed shall not be recut nor subdivided so as to face other direction than as shown on said plat.
(4) No building shall be erected upon said property within 25 feet of the present line of Tindal Avenue.
(5) No building costing less than \$2500.00 shall be erected upon said lot other than outbuilding appurtenant to a dwelling.
Subject, however, to the lien of two certain mortgages executed by me as follows: One mortgage dated April 30, 1919 to the Mechanics Perpetual Building and Loan Association to secure the payment of Five Thousand (\$5,000) Dollars and recorded in R.M.C. Office for Greenville County in Vol. 76, page 56, which is a first mortgage on the above described premises; the other mortgage dated February 17, 1919 to the Cagle Park Company to secure the payment of two thousand ninety-one and 50/100 (\$2,091.50) Dollars and recorded in R.M.C. Office for Greenville County in Vol. 62, page 76 which is a second mortgage and as a part of the consideration of this deed the said grantee J.F. McKelvey hereby expressly assumes the said mortgages and mortgage debts to the following extent; on the mortgage to the Mechanics Perpetual Building and Loan Association whatever balance may be due after the payment of the installment due August, 30, 1919; on the mortgage to Cagle Park Company the balance now due which is Fifteen hundred, ninety-one and 50/100 (\$1591.50) Dollars together with interest on the amounts assumed from August 16, 1919 until paid. It is further understood and agreed that the said Ira L. Griffin is to pay all taxes for the year 1919.

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. F. McKelvey his

heirs and assigns, forever.

AND I myself, my

heirs, executors and administrators, do warrant and forever defend, all and singular, the said premises unto the said

J. F. McKelvey his

heirs and assigns, against

and

me my

heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 16th day of August in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and nineteenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Harry P. Wilkins
W. D. Workman

Ira L. Griffin

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled

Table with 2 columns: Dollars, Cents. Values: 4, 00.

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me, Harry P. Wilkins

Ira L. Griffin

W. D. Workman

SWORN to before me this 19 day of August, A.D. 1919. Harry P. Wilkins
W. D. Workman (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

RENUNCIATION OF DOWER.

I, Harry P. Wilkins, Notary Public for S.C., do hereby certify

unto all whom it may concern, that Mrs. Ella L. Griffin wife of the within named Ira L. Griffin 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. F. McKelvey 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 19 day of August, 1919. Harry P. Wilkins (L. S.)
Notary Public for S. C. Mrs. Ella L. Griffin

Recorded 19th August 1919