

Williams Goldsmith et al. DEED TO P. F. Coof

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We William Goldsmith, W. D. Workman and Walter W. Goldsmith

in the State aforesaid, in consideration of the sum of Ten (\$10) Dollars and other valuable consideration... to us in hand paid at and before the sealing of these presents by P. F. Coof

(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

P. F. Coof his heirs and assigns forever. All that certain lot of land, situate in the City of Greenville, in the County and State aforesaid, known and designated as lot No. 31 of Block B of Eagle Park as shown on plat recorded in R. M. C. Office of Greenville County, in Plat Book "C" page 238, and being more fully described as follows:

Beginning at a iron pipe on Suddal Avenue corner of lot 30 and running thence S. 0.53 E. 157.2 feet to an iron pipe thence N. 77-44 W. 31.8 feet to an iron pipe; thence S. 89.07 W. 30 feet to an iron pipe; thence N. 0.53 W. 150 feet to an iron pipe on Suddal Avenue; corner of lot 32; thence with Suddal Avenue N. 89.07 E. 61 feet to the beginning corner, being one of the lots of land conveyed to us by Eagle Park Company by deed, dated July 1, 1919.

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 William Goldsmith, W. D. Workman and Walter W. Goldsmith from Eagle Park Company, to wit:

- (1) The property herein conveyed nor any part thereof shall not be sold, rented, nor otherwise disposed of to negroes. (2) The said property shall not be used for any unlawful business nor for anything which should constitute a nuisance. (3) The property herein conveyed shall not be recut nor subdivided so as to face any other direction than as shown on said plat. (4) No building shall be erected upon said property within in twenty-five (25) feet of the present line of the avenues above mentioned. (5) No building costing less than Twenty-five Hundred (\$2500.00) Dollars shall be erected upon said lots other than out-buildings appurtenant to a dwelling.

Subject, however, to the terms of one certain mortgage over the above described lot, executed by William Goldsmith, W. D. Workman, and Walter W. Goldsmith, to secure the payment of the sum of One Thousand (\$1,000) Dollars with interest at six percent (6%) from July 1, 1919, said mortgage dated July 1, 1919 and recorded in R. M. C. Office of Greenville County in Vol. 62 page 162, and as a part of the consideration for this deed the said grantee P. F. Coof does hereby expressly assume the said mortgage and the mortgage debt together with interest thereon from July 1, 1919 until paid.

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 P. F. Coof, his

AND we ourselves and P. F. Coof, his heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

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

WITNESS our hand and seal, this 20th 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 J. A. Smith, Wm. Goldsmith, W. D. Workman, Walter W. Goldsmith (L. S.)

Revenue Stamps Cancelled table with Dollars and Cents columns.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me, J. A. Smith and made oath that he saw the within named William Goldsmith, W. D. Workman, and Walter W. Goldsmith

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with R. L. Meares witnessed the execution thereof. SWORN to before me, this 20th day of August, A.D. 1919. Harry R. Walkers, Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville RENUNCIATION OF DOWER.

I, R. B. Terry, do hereby certify unto all whom it may concern, that Mrs. Janice W. Goldsmith wife of the within named William Goldsmith 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 P. F. Coof, 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 20th day of August, A.D. 1919. R. B. Terry, Notary Public for S. C. Janice W. Goldsmith

Vertical handwritten note: From the Deed to the Deed in the Deed Book 37 at page 112