

J.F. McKelvey DEED TO C.J. Morgan

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, J.F. McKelvey

in the State aforesaid, in consideration of the sum of Ten dollars and other valuable considerations to me in hand paid at and before the sealing of these presents by C.J. Morgan

(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

C.J. Morgan, 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 of 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 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 ft. 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 Ira L. Griffin as follows:- One mortgage dated April 30th, 1919 to the Mechanic Prepetual Building and Loan Association to secure the payment of Five thousand (\$5,000.00) 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 Dollars (\$2,091.50) and recorded in R.M.C. office of 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, C.J. Morgan hereby expressly assumes the said mortgages and mortgage debts to the following extent; on the mortgage to the Mechanics Prepetual 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 (\$1,591.50) Dollars, together with interest on the amounts assumed from August 16, 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

C.J. Morgan, and his

heirs and assigns, forever.

AND I do hereby bind

myself and my

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

C.J. Morgan, 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 2, day of October

in the year of our Lord one thousand nine hundred and nineteen and in the one hundred

44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

W.T. Thackston, J.F. McKelvey (L.S.)

R.W. Davis, (L.S.)

(L.S.)

(L.S.)

(L.S.)

Revenue Stamps Cancelled

Table with 2 columns: Dollars, Cents. Values: 11, 50

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me, W.T. Thackston

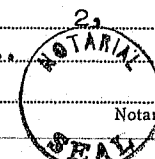
and made oath that he saw the within named J.F. McKelvey

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

R.W. Davis witnessed the execution thereof.

SWORN to before me, this 2, day of Oct. A.D. 1919

R.W. Davis (L.S.) Notary Public for S.C.



STATE OF SOUTH CAROLINA, County of Greenville

RENUNCIATION OF DOWER

I, R.W. Davis, do hereby certify

unto all whom it may concern, that Mrs. Emma E. McKelvey

wife of the within named J.F. McKelvey

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

C.J. Morgan, 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 2, day of Oct. A.D. 1919

R.W. Davis (L.S.) Notary Public for S.C.



Recorded October 4th, 1919