

E.B. Curry

DEED TO

W.N. Cruikshank

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, E.B. Curry, of Greenville City

in the State aforesaid,

in consideration of the sum of

Ten dollars and other considerations

///DOLLARS

to me

in hand paid

at and before the sealing of these presents by W.N. Cruikshank

(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

W.N. Cruikshank, his heirs and assigns, All that piece, parcel or lot of land in the City of Greenville, Greenville County, South Carolina, situate, lying and being on Augusta Street and being lot number three of Block C., Cagle Park, a plat of which is recorded in the office of Register Mesne Conveyance for Greenville County in Plat Book C., at page 238: Beginning at an iron pin on Augusta Street at the corner of lot number four, being 86-1/10 feet northwest of the northeastern corner of Prentiss Ave. and Augusta St., and running thence N. 61-53 E. 167.3 to an iron pin; thence N. 34-07 W. 75 feet to an iron pin in line of lot number 12; thence with line of lot number 12, S. 77-46 W. two feet to an iron pin corner of lot number 18; thence with line of lot number 18, S. 60-46 W. 180-7/10 feet to an iron pin on the eastern side of Augusta Street as recently altered; thence with said new line of Augusta Street S. 42-55 E. 25.7 feet to an iron pin; thence still with Augusta Street S. 47-53 E. 49.3 feet to the beginning corner; exception, however a small triangle taken from the northwest corner of said lot as shown on said plat and added to Augusta Street; subject, however to the right, which is hereby reserved to the grantor, his heirs and assigns, to maintain across the above described property a sewer as the same as now located extending from Augusta Street to Prentiss Avenue; subject, however to the following restrictions, which are made a part of the consideration of 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 this deed, to-wit:

No. 1, The property herein conveyed nor any part thereof shall not be sold, rented, or otherwise disposed of to Negroes.

No. 2, The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.

No. 3, The property herein conveyed shall not be re-cut nor sub-divided so as to face any other direction than as shown on said plat.

No. 4, No building shall be erected upon said property within twenty-five feet to the present line of Augusta Street.

No. 5, No building costing less than \$3500. shall be erected upon said lot other than out buildings appurtenant to dwelling.

As part of the consideration herein expressed the grantee agrees to assume the payment of a mortgage executed by J.M. Markley, Jr. to Cagle Park Co., Nov. 10, 1915 for \$2,521.76 with all accrued interest.