

Sallie H. Smith DEED TO Walter W. Goldsmith

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, Sallie H. Smith

in the State aforesaid,

in consideration of the sum of

Ten (\$10) Dollars and other valuable considerations,

to me in hand paid

at and before the sealing of these presents by Walter W. Goldsmith.

(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

Walter W. Goldsmith, his heirs or assigns forever.

All that certain lot of land situate on Prentiss Avenue in the City of Greenville, County and State aforesaid, known and designated as lot 20 of Block D, of Cagle Park Co., as shown on plat recorded in R.M.C. Office for Greenville County in Plat Book C, page 238, and being more particularly described as follows: Beginning at an iron pipe on Prentiss Avenue corner of lot No. 19, and running thence with line of lot No. 19, S. 31.57 W. 152.8 feet to iron pipe on an alley; Thence with said alley N. 53.03 W. 59 feet to an iron pipe corner of lot 21; thence with line of lot No. 21, N. 31.29 E. 146.2 feet to an iron pipe on Prentiss Avenue; thence with said Avenue S. 59.27 E. 60 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 of Cagle Park Co.

(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 re-cut or subdivided so as to face any 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 Prentiss Avenue.

(5) No building costing less than \$2500.00 (Twenty five Hundred Dollars) shall be erected upon said lot other than out-building appurtenant to a dwelling.

As a part of the consideration <sup>hereinafter</sup> expressed the grantee herein Walter W. Goldsmith is to assume the payment of a certain note and mortgage executed by me to the Cagle Park Co., in the sum of \$1275.00 with interest on the same from date of its execution - April 5, 1919. Said mortgage being recorded in R.M.C. Office for Greenville County in Vol. 62, page 100, which mortgage and mortgage debt the said Walter W. Goldsmith, by the acceptance of this deed, expressly assumes and agrees to pay together with interest at 6% until paid.