

H. M. and J. E. Crosswell DEED TO W. S. Barr

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That

We, H. M. and J. E. Crosswell

in the State aforesaid,

in consideration of the sum of

Ten Dollars and other valuable consideration. DOLLARS,

to us in hand paid

at and before the sealing of these presents by

W. S. Barr

(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. S. Barr:-

All that certain piece, parcel or lot of land situate, lying and being just outside of the corporate limits of the City of Greenville, on the East side of the Augusta Road, known and designated as lot No. 5, according to a survey of R. E. Dalton May 1919, for Parrish & Lower and having the following metes and bounds, to-wit:-

Beginning at an iron pipe on Augusta Road 49 5/8 feet from the intersection of Augusta Street and Prentiss Avenue, joint corner of lots nos. 4 and 5; and running thence with line of lot No. 4, N. 42-07 E. 170.7 feet to an iron pin on a fifteen foot alley; thence with said alley S. 53-03 E. 25 feet to an iron pipe; thence still with said alley S. 59-28 E. 35.9 feet to an iron pipe, joint rear corner of lots nos. 5 and 6; thence with line of lot No. 6 S. 42-07 W. 180.2 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60 feet to an iron pipe the beginning corner.

Being one of the lots conveyed to us by W. D. Parrish and J. C. Lower by deed dated June 6th. 1919, and recorded in the R. M. C. Office for Greenville County, in Vol. 44, Page 5-82.

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 said plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of this deed, 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 re-cut 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 thirty-five feet of the present line of Augusta Street.
- (5) No building costing less than Four Thousand (\$4000.00) Dollars shall be erected upon said lot, other than out buildings appurtenant to a dwelling.

For another Deed see Deed Book 37 at page 169.