

W. D. Parrish & J. C. Gower

DEED TO Austin S. Parker & Geo. B. Goldsmith

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

We, W. D. Parrish & J. C. Gower

in the State aforesaid,

in consideration of the sum of

Ten Dollars & other valuable considerations DOLLARS,

to us in hand paid

at and before the sealing of these presents by Austin S. Parker and

George B. 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

Austin S. Parker & George B. Goldsmith,

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on the east side of Augusta Street, in the City of Greenville, known and designated as lot no. 2, as shown on plat of property of Parrish & Gower by A. C. Dalton, Engineer dated May 1919, recorded in the C. M. C. Office for Greenville County in Vol. C, Page 136, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Augusta Street 374.3 feet from the intersection of Augusta Street and Prentiss Avenue, joint corner lots nos. 2 and 3, and running thence with line of lot no. 3, N. 42-07 E. 169 feet to an iron pin on a 15 foot alley thence with said alley N. 53-03 W. 136 feet to an iron pin joint rear corner lots nos. 1 and 2, thence with line of lot no. 1, S. 42-07 W. 147.6 feet to an iron pin on Augusta Street, thence with Augusta St. S. 47-53 E. 137.5 feet to the point of beginning.

Being a portion of the property conveyed to us by Eagle Park Company, by deed dated May 26 1919, and recorded in the C. M. C. Office for Greenville County in Vol. 25 Page 448.

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 this deed.

- (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 anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be recut nor subdivided so as to face any other direction than is 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 (\$4,000.00) Dollars shall be erected upon said lot, other than out buildings appurtenant to a dwelling.

For another Power to this Deed see Deed Book 54 at page 170.