

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That J. W. W. Cruikshank
of Greenville City

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
and other considerations

to me in hand paid
at and before the sealing of these presents by J. C. Harper

(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 J. C. Harper, 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 Messrs. Courlayne & Co. 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 8 6/10 feet north west of the north eastern corner of Preston Ave. Augusta Street and running thence N. 61-58 1/2 E. 167.3 feet to an iron pin thence N. 34 1/2 W. 75 feet to an iron pin in line of lot number twelve thence with line of lot number twelve S. 77-46 W. 2 feet to an iron pin corner of lot number 18, thence with line of lot number 18 S. 60-46 feet W. 180 1/10 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. 2-5 1/10 feet to an iron pin, thence still with Augusta Street S. 47-43 E. 49 3/10 feet to the beginning corner, excepting however a small triangle taken from the north west 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 Preston Ave. subject however to the following restrictions, which are made a 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, 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 that would constitute a nuisance.
 - No. 3. The property herein conveyed shall not be re-cut nor subdivided as to face and 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 \$5,000.00 shall be erected upon said lot other than out buildings appertaining to dwelling.
- As a part of the consideration herein expressed the grantor agrees to assume and does assume the payment of interest and mortgage with all interest due on to become due, executed by the grantor to R. R. Co. aggregating \$15,000.00 and recorded in the office of the Register of Messrs. Courlayne & Co. Greenville County, South Carolina, as follows: First mortgage for \$7,000.00 dated Nov. 26, 1919, recorded in Volume 79 page 243, second mortgage for \$8,000.00 dated Feb. 20, 1920, recorded in Volume 82 page 232 and third mortgage for \$10,000.00 dated May 14, 1920, recorded in Volume 84 page 75 and the grantor further agrees to pay the interest on the above mentioned mortgages and to pay the interest on the same as the same shall become due and to pay the same as the same shall become due and to pay the same as the same shall become due.

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

J. C. Harper, his heirs and assigns, forever.

AND myself, my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

J. C. Harper, his heirs and assigns, against me 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 fourth day of December in the year of our Lord one thousand nine hundred and twenty and in the one hundred forty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
S. H. Anthony W. W. Cruikshank (L. S.)
W. H. Browning (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled

Dollars	10
Cents	

STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me, S. H. Anthony

and made oath that he saw the within named W. W. Cruikshank

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W. H. Browning witnessed the execution thereof.

SWORN to before me this 14 day of December A. D. 1920.
W. H. Browning Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

RENUNCIATION OF DOWER

I, E. L. Luskman, Master Greenville Co. S. C. do hereby certify unto all whom it may concern, that Mrs. Genevieve Cruikshank wife of the within named W. W. Cruikshank 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

J. C. Harper, 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 14th day of December A. D. 1920.
E. L. Luskman Notary Public for S. C.
Master Greenville Co. Recorded: April 1st 1921

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