

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That *J. C. Harper of the County of Greenville*

in the State aforesaid, in consideration of the sum of *Seven (\$700.00) Dollars and other valuable consideration*

to *me* paid by *W. D. Workman*

in the State aforesaid, 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. D. Workman, his heirs and assigns forever*

all that piece, parcel or lot of land in *Greenville* Township, Greenville County, State of South Carolina.

in the City of Greenville, all that piece, parcel or lot of land situate, lying and being on Augusta Street and having the following metes and bounds to-wit:

Beginning at an iron pin on Augusta Street at the corner of lot No. 4, being 86.1 feet northwest of the northeastern corner of Prentiss Avenue and Augusta Street and running thence N. 61-55 E. 167.3 feet to an iron pin; thence N. 34-97 W. 75 feet to an iron pin in line of lot #12; thence with line of lot #12, S. 77-45 W. 2 feet to an iron pin corner of lot #18; thence with line of lot #18, S. 60-46 W. 180.7 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. 47-63 E. 49.3 feet to the beginning corner excepting however a small triangle taken from the northwest corner or said lot as shown on plat hereinafter referred to 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 also to the following restrictions, which are made a part of the consideration for this deed and made for the benefit and protection of the other lots shown on the plat hereinafter 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 purposes nor for anything that would constitute a nuisance;
- No. 3 The property herein conveyed shall not be recut nor subdivided so as to face any other direction than as shown on said plat hereinafter referred to;
- No. 4 No building shall be erected upon said property within 25 feet of the present line of Augusta Street;
- No. 5 No building costing less than \$500.00 shall be erected upon said lot other than outbuildings appurtenant to dwelling;

The lot of land herein conveyed as above described is more fully described as lot #3 of Block C., Cagle Park as shown on plat recorded in and for Greenville County in R.M.C. Office in plat book C., page 238.

As a part of the consideration to this conveyance the grantee herein assumes and agrees to pay 3 notes executed as follows: \$7000.00 on November 26, 1919 payable one year after date at 7 per cent interest payable semi-annually, \$4000.00 on February 20, 1920 payable one year after date at 7 per cent interest payable semi-annually and \$4000.00 on April 14th, 1920 payable one year after date at 8 per cent interest payable semi-annually.

The three notes above described each being executed by W.M. Cruikshank in favor of E.R. Lucas, and each note being secured by a separate mortgage of the premises of even dates with dates of said notes.

As a further consideration the grantee herein also assumes and agrees to pay a mortgage in the sum of \$6,833.00 dated December 10, 1920 bearing interest at 8 per cent payable semi-annually; said mortgage being executed by W.N. Cruikshank in favor of J.R. Owen and recorded in Volume 88, page 288.

The three mortgages first hereinabove referred to are recorded in the order of their appearance above as follows: Vol. 79, page 243; Vol. 82, page 232 and Vol. 84, page 75. Interest account of the above described mortgages is to be prorated as of date of this conveyance likewise all taxes for the year 1921 and insurance premiums account of policies now in force.

The above described land is... the same conveyed to me by *W. M. Cruikshank* on the *10th* day of *December* 19*20*, deed recorded in office of Register of Meane Conveyance for Greenville County, in Book *69* Page *216* 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 premises before mentioned unto the said *W. D. Workman, his* heirs and assigns forever.

AND do hereby bind *myself and my* heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said *W. D. Workman, his* heirs and assigns, against *me* and *my* heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS *my* hand and seal, this *eleventh* day of *July* in the year of our Lord one thousand nine hundred and *twenty-one* and in the one hundred and forty *seventh* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
*J. P. Moore* (SEAL)  
*W. A. Wallace* (SEAL)  
*J. C. Harper* (SEAL)

Revenue Stamps Cancelled 

Dollars	3
Cents	50

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me *J. P. Moore* and made oath that *he* saw the within named *J. C. Harper*

sign, seal and as *his* act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that *he*, with *W. A. Wallace* witnessed the execution thereof.

SWORN to before me, this *11th* day of *July* A. D. 19*21* *W. A. Wallace* (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, *W. A. Wallace*, a Notary Public do hereby certify unto all whom it may concern, that Mrs. *Eula M. Harper* the wife of the within named *J. C. Harper* 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 *W. D. Workman, 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 *13th* day of *July* Anno Domini 19*21* *W. A. Wallace* (L. S.) Notary Public for S. C. *Eula M. Harper*

Recorded *July 22* 19*21*

END OF Doc