

Eagle Park Company DEED TO *Chester M. Goodyear*
State of South Carolina,
COUNTY OF *Greenville*

KNOW ALL MEN BY THESE PRESENTS, That *Eagle Park Company*

a corporation chartered under the laws of the State of *South Carolina* and having its principal place of business at *Greenville* in the State of *South Carolina* for and in consideration of the sum of *ten Dollars and other valuable considerations* DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto...

Chester M. Goodyear, All that piece, parcel or lot of land situate, lying and being in the County of *Greenville*, State of *South Carolina*, within the incorporate limits of the City of *Greenville*, on the North side of *Mills Avenue*, being known as lot 18, Block B. of the *Eagle Park Company's* property, plat of which is recorded in the R.M.C. Office for *Greenville County* Plat Book C., page 238, and being more particularly described as follows: Beginning at a stake on the north side of *Mills Avenue*, at the corner of lots 17 and 18 and running thence with line of lot 17, N. 0-38 W. 226.3 feet to stake on the rear line of lot 29; thence along line of lot 29 and 28, S. 77-44 E. 64 feet to stake on the rear line of lot 28, corner of lot 18 and 19; thence along line of lot 19, S. 0-06 E. 243.6 feet to stake on *Mills Avenue*; thence along line of *Mills Avenue* N. 62-52 W. 68 feet to the beginning corner.

Subject, however, to a sewer line easement as represented on said plat across the rear of said lot which is hereby reserved for the benefit of the other lots shown on said plat.

Subject also, to the following restrictions which constitute part of the consideration herein and the said restrictions shall remain in full force for a period of twenty years, from the date of this instrument.

- Restrictions are as follows, to-wit:
1. The property herein conveyed nor any part thereof shall not be sold or 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 here in conveyed shall not be recut nor subdivided so as to face other directions than as shown on said plat.
 4. No building shall be erected upon said property within 25 feet of the present line of *Mills Avenue*.
 5. No building costing less than \$3500.00 shall be erected upon said lot, other than out buildings appurtenant to a dwelling.

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 grantee...hereinabove named, and... *his* heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinabove named, and... *his* heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, *W. P. Anderson President and L. B. Houston Secretary* on this the *14th* day of *November*, in the year of our Lord one thousand nine hundred and *eighteen*, and in the one hundred and *forty third* year of the Sovereignty and Independence of the United States of America.
Signed, Sealed and Delivered in the Presence of *Eagle Park Company* By *Wm. P. Anderson Pres.* and *L. B. Houston Secty.*
C. A. Gillfillin
(Miss) Beattie Dowling

Stamps #2.00

STATE OF SOUTH CAROLINA,
COUNTY OF *Greenville*
PERSONALLY appeared before me *C. A. Gillfillin* and made oath that ...he saw *W. P. Anderson, President* as *Secretary* and *L. B. Houston* as *Secretary* of *Eagle Park Company* a corporation chartered under the laws of the State of *South Carolina* sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that ...he with *Miss Beattie Dowling* witnessed the execution thereof.
SWORN to before me, this *14th* day of *November*, A. D. 191*8*.
L. H. Davis (SEAL.)
Notary Public for South Carolina.

Recorded for *Nov. 20th - 1918*