

J. H. Morgan DEED TO Ed. C. Cudde

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That J. H. Morgan

in the State aforesaid,
in consideration of the sum of
Five Thousand DOLLARS,
to me Ed. C. Cudde
in hand paid
at and before the sealing of these presents by Ed. C. Cudde

(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 Ed. C. Cudde his heirs and assigns, all that certain lot of land situate in Ward One of the City of Greenville, County and State aforesaid and designated as Lot Number Seven (7) on a map made by R. E. Dalton, Engineer and recorded in the S. M. C. Office for said County in Book C page 210, at the Northwest corner of Rutherford and James Street and having the following lines, courses, and distances to wit:—

Beginning at an iron stake corner of said Streets; thence with Rutherford Street N. 2.23 E. two hundred and thirteen and 2/10 (213.2) feet to an iron pipe corner of lot number three (3); thence with side of lot number three (3) N. 87.31 W. one hundred and nine (109) feet to an iron stake corner of lot number five (5); thence with line of lot number five (5) S. 0.108 E. two hundred and twenty six and 1/10 (226.1) feet to an iron pipe on James Street; thence with James Street N. 85.02 E. one hundred (100) feet to the beginning corner being a part of the property formerly known as the "Margaret Home" property.

This conveyance is made subject to the following restrictions, which shall be binding upon the grantee, his heirs and assigns:

- 1st—No dwelling shall be erected on said lot nearer than fifty (50) feet to James Street as is provided in the deed to J. H. Morgan Junior dated the 4th day of December, 1915, and recorded in Volume 25, Page 334.
- 2nd—No dwelling shall be erected upon said lot costing less than \$6,000.00.
- 3rd—If any garage or stable should be erected on this lot, therefor granted, the nearest line of such building shall not be further from lot number five than ten feet and nearer to lot number three than twenty-six feet.

This being the same lot of land conveyed to me by James H. Morgan, Junior, by deed dated the 6th day of May, 1914, and recorded in Volume 44, Page 10.

The Grantor shall not be liable for any unpaid assessments for paving James and Rutherford Streets and sidewalks, nor for any hereafter made thereof.

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 Ed. C. Cudde, his heirs and assigns, forever.

AND I myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Ed. C. Cudde, his heirs and assigns, against myself my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 18th day of September in the year of our Lord one thousand nine hundred and eighteen and in the one hundred and fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Lida Woodside
B. H. Morgan

J. H. Morgan (L. S.)
(L. S.)
(L. S.)
(L. S.)
(L. S.)

STATE OF SOUTH CAROLINA
County of Greenville

PERSONALLY appeared before me, Lida Woodside

and made oath that she saw the within named J. H. Morgan

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with B. H. Morgan witnessed the execution thereof.

SWORN to before me this 18th day of September, A.D. 1918.

B. H. Morgan (L. S.)
Notary Public for S. C.

Stamps \$5.00

STATE OF SOUTH CAROLINA
County of Greenville

RENUNCIATION OF DOWER.

I, B. H. Morgan, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Virginia W. Morgan wife of the within named J. H. Morgan 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 Ed. C. Cudde, 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 18th day of September, A.D. 1918.

B. H. Morgan (L. S.)
Notary Public for S. C.

Virginia W. Morgan

Recorded September 18th 1918