

William C. Wilson DEED TO Mrs. Matsy H. Chapman

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, William C. Wilson

In the State aforesaid, in consideration of the sum of Five Dollars and other valuable considerations to me in hand paid at and before the sealing of these presents by (Mrs.) Matsy H. Chapman

(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 (Mrs.) Matsy H. Chapman, All that certain lot of land situate in the 6th, Ward of the City of Greenville, County of Greenville, and State of South Carolina, known and designated as lot #63 of Block A., on plat of Cagle Park, recorded in R.M.C. Office for Greenville County in Plat Book C., page 238, and being more particularly described as follows:

Beginning at an iron pipe on the North side of Tindal Avenue at corner of lot #64 and running thence with line of lot #64 -N. 2-37 W. 199.3 feet to an iron pipe on McKay Street, thence with said Street S. 89-15 W. 60 feet to an iron pipe, corner of lot #62; thence with line of lot #62, S. 2-37 E. 199.5 feet to an iron pipe on Tindal Avenue; thence with said Tindal Avenue N. 89-07 E. 60 feet to the beginning corner.

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 20 years from the date of this deed, to-wit:

- 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 for anything which would constitute a nuisance.
3- The property herein conveyed shall not be re-cut nor sub-divided so as to face any other directions than as shown on said plat.
4- No building shall be erected upon said property within twenty-five feet of the present line of Tindal Avenue; and
5- No building costing less than \$2500.00 shall be erected upon said lot other than buildings appurtenant to a dwelling.

The property conveyed is subject to a mortgage from William C. Wilson to the Cagle Park Company to secure the purchase price of said land amounting to \$1,500.00, also said property is subject to a mortgage from William C. Wilson to the Mechanics Perpetual Building and Loan Association amounting to \$3,000.00 being a part of purchase price of said property. The said Matsy H. Chapman assuming the payments of both of the above mortgages less the credits paid by William C. Wilson on the above notes and mortgages.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to 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 (Mrs.) Matsy H. Chapman, heirs and assigns, forever.

AND I do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said (Mrs.) Matsy H. Chapman,

heirs and assigns, against

heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 1st day of August

In the year of our Lord one thousand nine hundred and Seventeen and in the one hundred

forty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Witnesses: Walter W. Goldsmith, William C. Wilson, P. D. Wilson

STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me, Walter W. Goldsmith

and made oath that he saw the within named William C. Wilson

sign, seal and as witness and deed, deliver the within written deed, and that he with P. Douglas Wilson witnessed the execution thereof.

Sworn to before me this 1st day of August A. D. 1917

Walter W. Goldsmith, Notary Public for S. C.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER.

County of Greenville

I, Harry R. Wilkins, do hereby certify

unto all whom it may concern that Mrs. Sadie Mae Wilson wife of the within named William C. Wilson

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 Mrs. Matsy H. Chapman, her

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 day of August A. D. 1917

Sadie Mae Wilson, Harry R. Wilkins, Notary Public for S. C.

Recorded November 12th 1917