

M.S. Ellis DEED TO Evalyne P. Gentry

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, M.S. Ellis

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) Dollars and other valuable consideration DOLLARS,
to me in hand paid
at and before the sealing of these presents by Evalyne P. Gentry

(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

Evalyne P. Gentry, All that certain lot of land situate in the City of Greenville County and State aforesaid, known as designated as lot #9, Block B., Cagle Park, as shown on plat recorded in R.M.C. Office for Greenville County, plat book C., page 238, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the north side of Mills Avenue, corner of lot #8 and running thence with line of lot #8 N. 12-09 W. 172.8 feet to iron pin in line of lot #38; thence with line of lot no. 38 and 37 N. 89-07 E. 78 feet to an iron pin, corner of lot #10; thence with line of lot #10 S. 84-2 E. 162.6 feet to iron pin, Mills Avenue; thence with Mills Avenue S. 82 W. 67 feet to beginning corner.

Subject, however, to the following restrictions, which are 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 for a period of twenty years from the date of deed from C.B. Martin, Atty. to M.S. Ellis to-wit, October 6th, 1919:

- (1) The property herein conveyed or 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 any purpose which would constitute a nuisance.
- (3) The property here in conveyed shall not be recut nor subdivided, so as to face any other direction than as shown on said plat.
- (4) No building shall be erected on said property within twenty-five (25) feet of the present line of Mills Avenue.
- (5) No building costing less than thirty-five hundred (\$3500.00) Dollars shall be erected upon said lot other than outbuildings appurtenant to a dwelling.

The above is the same lot of land which was sold to C.B. Martin, Attorney, by the Cagle Park Company by deed dated Feb. 19, 1919 and recorded in Deed Book Vol. 44, 418.

It is understood that Evalyne P. Gentry is to assume an indebtedness of \$700 existing against the said lot, said amount being the balance due on a mortgage given by C.B. Martin, Attorney to the Cagle Park Company on February 19, 1919 for the sum of \$1473.15 the grantor herein having reduced the said indebtedness to the sum of \$700.00

Fraseres above made before execution of deed.

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

Evalyne P. Gentry, her
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 Evalyne P. Gentry, her

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 1st day of November in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and 44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Olin K. Redmond M.S. Ellis (L. S.)
Geo. W. Long (L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled	
Dollars	Cents
2	50

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me, Olin K. Redmond
and made oath that S. he saw the within named M.S. Ellis

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

SWORN to before me, this 1st day of November A.D. 1919
Geo. W. Long Notary Public for S. C. Olin K. Redmond

STATE OF SOUTH CAROLINA,
County of Greenville

RENUNCIATION OF DOWER.

I, Geo. W. Long do hereby certify unto all whom it may concern, that Mrs. Florine Ellis wife of the within named M.S. Ellie 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 Evalyn P. Gentry, 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 1st day of November A.D. 1919
Geo. W. Long (L. S.) Notary Public for S. C. Florine Ellis

Recorded November 6th, 1919