

W. V. Woodson

DEED TO J. H. Simpson

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That J. W. V. Woodson,

in the State aforesaid,

in consideration of the sum of

Two Thousand and fifty (\$2,150.00)

DOLLARS,

to me

in hand paid

at and before the sealing of these presents by J. H. Simpson

(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

J. H. Simpson, All that certain lot of land situate on Prentiss Avenue in the City of Greenville, County and State aforesaid, known and designated as lot #21 of Block D. of Eagle Park, as shown on plat recorded in R.M.C. office for Greenville County, Plat Book C, page 238, and being more particularly described as follows: Beginning at an iron pipe on the South side of Prentiss Avenue, corner of lot #22, and running thence with line of lot #22, S. 30.15 N. 143.4 feet to an iron pipe on an alley; thence with said alley S. 53.03 E. 59 feet to an iron pipe corner of lot #20; thence with line of lot #20 N. 31.29 E. 146.2 feet to an iron pipe on Prentiss Avenue; thence with said Avenue N. 57.14 W. 14 feet; thence still with said Avenue N. 55.30 W. 45 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 twenty years from April 21st, 1919, to-wit:

- (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 or for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut or sub-divided so as to face in any other direction than as shown on said plat.
- (4) No building shall not be erected upon said property within 25 feet of the present line of Prentiss Avenue.
- (5) No building costing less than \$2500.00 shall be erected upon said property other than out-buildings appurtenant to a dwelling.

This deed is given subject to a note and mortgage given on said lot to the Eagle Park Company for \$1300.00, which mortgage is duly recorded in the R.M.C. office for Greenville County, said note bearing six per cent interest.

It is understood and agreed that the grantee hereby assumes said note and mortgage.