

DEED TO.

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That

J. Walter W Goldsmith,

of the County of Greenville

in the State aforesaid,

in consideration of the sum of

Ten Dollars and other valuable considerations

DOLLARS,

to

me

in hand paid

at and before the sealing of these presents by

Austin S. Parker and J. Browning Goldsmith

(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

Austin S. Parker and J. Browning Goldsmith, their heirs and assigns. - All that certain lot of land situate in the City of Greenville, County, and State aforesaid, just without the corporate limits of the City of Greenville, on the East side of Augusta Road, known and designated as lot No. 4, as shown on plat of property of Parrish & Lower, by R. E. Dalton, Engineer, May 1919, and having the following metes and bounds to wit: -

Beginning at an iron pipe on Augusta Road 435.3 feet from the intersection of Augusta Street and Prentiss Avenue joint corner of lots Nos. 3 and 4, and running thence along line of lot No. 3 north 42-07 E. 165.4 feet to an iron pipe on a 15 foot alley; thence with said alley 5.53-03 E. 60.2 feet to an iron pipe joint corner of lots Nos. 4 and 5; thence with line of lot No. 5 S. 42-07 W. 170.7 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60 feet to the point of beginning. Being the same lot of land conveyed to me by Willie Cooley Bell, by deed dated October 29, 1919, and recorded in the R. M. C. Office for Greenville County in Vol. 54, page 211.

Subject, however to the following restrictions: which are part of the consideration for this deed, and are made for the benefit and protection of other lots shown on the plat above referred to, which restrictions shall remain effective for a period of twenty 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 anything which would constitute a nuisance.  
 3- The property herein conveyed shall not be rent nor sub-divided so as to face any other direction than is shown on said plat.

4- No buildings shall be erected upon said property within thirty five feet of the present line of Augusta Street.

5- No building costing less than \$4,000.00 shall be erected on said lot, other than out buildings, appurtenant to the dwelling.

And as a further consideration the grantee herein above named expressly assumes and agrees to pay the mortgage of Seventeen Hundred Dollars given by Otis J. White to Willie Cooley Bell, dated October 30th 1919, and recorded in R. M. C. Office in Vol. 88, page 25, with interest at the rate of 7% per annum payable semi-annually. Such assumption of mortgage to date from October 30th 1919.