

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Wm. Susan J. Graham, Allen J. Graham, and Susie Graham Reeves

In the State aforesaid, in consideration of the sum of Seven Thousand Five Hundred (\$7,500.00) DOLLARS,

to us In hand paid at and before the sealing of these presents by W. M. Manning

(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 W. M. Manning All that certain lot of land situate in the Sixth Ward of the City of Greenville, County of Greenville and State of South Carolina, being known and designated as lot No. 9 of Block "C" of the Cagle Park subdivision, as shown on a plat recorded in the 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 Southwest corner of Mills Avenue and Woodrow Avenue and running thence with the West side of Woodrow Avenue, S. 11-47 E. 155 feet to an iron pipe, corner of lot #8; thence with line of lot #8, S. 86-03 W. 75.4 feet to iron pipe, corner of lot #10; thence with line of lot #10, N. 15-05 W. 158.7 feet to an iron pipe on Mills Avenue; thence with said Mills Avenue N. 87-29 E. 85 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 (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 direction than as shown on said plat.
- (4) No building shall be erected upon said property within thirty (30) feet of the present line of Mills Avenue; and
- (5) No Building costing less than thirty-five hundred (\$3500-00) Dollars shall be erected upon said lot other than out-buildings appurtenant to a dwelling.

This being the same tract of land conveyed to C.E. Graham by Cagle Park Company by deed dated May 8, 1916 and recorded in Volume 25, Page 144 of the R.M.C. Office for Greenville County, the grantors being the heirs at law of said C.E. Graham.

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 W. M. Manning, his heirs and assigns, forever.

AND we ourselves and our do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W. M. Manning, his

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

WITNESS our hand and seal, this 21st day of September in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred twenty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of L. W. Garrett Susan J. Graham (L. S.)  
Ray B. Smith Allen J. Graham (L. S.)  
Susie Graham Reeves (L. S.)

Revenue Stamps Cancelled 7 Dollars 58 Cents J. C. Stamps #7.50 cents.

STATE OF SOUTH CAROLINA, }  
County of Greenville.  
PERSONALLY appeared before me, L. W. Garrett

and made oath that he saw the within named Susan J. Graham, Allen J. Graham, and Susie Graham Reeves

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with Ray B. Smith witnessed the execution thereof.

SWORN to before me, this 21st day of September A. D. 1923  
A. M. Hill (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }  
County of Greenville.  
I, A. M. Hill, do hereby certify

unto all whom it may concern, that Mrs. Mabel H. Graham wife of the within named Allen J. Graham 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

W. M. Manning, 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 21st day of September A. D. 1923  
A. M. Hill (L. S.)  
Notary Public for S. C.

Recorded Sept. 27th 1923

END OF Doc