

Allen J. Graham

DEED TO E. Phillip Cushman

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Allen J. Graham, of the City of

Greenville, County of Greenville

in the State aforesaid,

in consideration of the sum of

Ten (\$10.00) Dollars and other valuable consideration

to me in hand paid

at and before the sealing of these presents by E. Phillip Cushman

(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 E. Phillip Cushman, All those three certain tracts of land situate in the County of Greenville, and being described as follows:-

Tract 1. All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in Ward 5 of the City of Greenville, and having the following metes and bounds, to-wit: Beginning at an iron pin at the northeast intersection of Hamilton Avenue and Calhoun Street and running thence with Hamilton Avenue S. 73-45 E. 60 feet to an iron pin, common corner of lots Nos. 14 and 15; thence N. 16-15 E. 175 feet to an iron pin on a 15 foot alley; common corner of lots Nos. 14 and 15; thence N. 73-45 W. 60 feet to an iron pin on Calhoun Street; thence S. 16-15 W. 175 feet to the beginning corner, being known as lot No. 14 on plat of the H.T. Mills property, recorded in Plat Book C., at page 223.

Tract 2. All that certain lot of land situate on the North side of Mills Avenue in the Sixth lot of Sixth Ward of the City of Greenville, in the County of Greenville, and the state of South Carolina, known and designated as Lot No. 11, of Block B., of Cagle Park Company, as shown on plat recorded on R.M.C. Office for Greenville County in Plat Book C., page 238, having the following metes and bounds, to-wit: Beginning at an iron pipe on the North side of Mills Avenue, corner of lot No. 12; running thence with line of lot No. 12, N. 3-05 W. one hundred fifty-eight and two-tenths (158.2) feet to an iron pipe; thence S. 89-07 W. seventy-two feet to an iron pipe; thence S. 4-56 E. one hundred fifty-seven and eight-tenths (157.8/10) feet to an iron pipe on Mills Avenue; thence with Mills Avenue N. 89-40 E. sixty-seven 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 June 16, 1916, to-wit: (1) the property herein conveyed nor any part thereof shall not be sold, rented, nor 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 subdivided so as to face any other direction than as shown on said plat. (4) No building shall be erected upon said property within twenty five (25) feet of the present line of Mills Avenue. (5) No building costing less than thirty-five hundred (\$3,500.00) dollars shall be erected upon said lot, other than out-buildings appurtenant to a dwelling.

Tract 3. All that certain lot of land situate in the second Ward of the City of Greenville County of Greenville and State of South Carolina, and having the following metes and bounds, to-wit: Beginning at an iron pin on the northeast corner of Jackson Street and Markley Alley (said point being four feet north of the original line of said Markley Alley) and running thence with the new line of said Markley Alley (said line being four feet north of and parallel with the old line of said Markley Alley) S. 67-13 E. one hundred seventy-nine and 9/10 (179.9) feet to an iron pin on an eleven foot alley; thence with said eleven foot alley N. 20-30 E. one hundred eight (108) feet to an iron pin on a sixteen foot alley; thence with said 16 foot alley N. 69-30 W. one hundred seventy-nine (179) feet to an iron pin on the east side of Jackson Street; thence with said Jackson Street S. 20-37 W. one hundred two (102) feet to the beginning corner. Bounded on the west by Jackson Street; on the South by Markley Alley; on the East by a 11 foot alley and on the North by a 16 foot alley; the location of which alleys is more particularly described in an agreement between Greenville Cotton Mills Company and Sarah R. Davison, dated January 13, 1913 and recorded in the R.M.C. office for Greenville County in Deed Book 22, page 139. The width of Markley alley, however having subsequently been increased by agreement between Markley Realty Company, W.S. Bradley and others, recorded in R.M.C. Office for Greenville County, in Vol. 22, page 386. The lot above described being the same lot of land conveyed to me by D.B. Traxler and W.S. Bradley by deed dated April 8th, 1914 and recorded in R.M.C. Office for Greenville County in Vol. 16, page 147.

As part of the consideration for this deed the grantee assumes and agrees to pay the debt of eighteen hundred (\$1800.00) dollars with interest thereon from March 13, 1918, secured by a certain mortgage given by Allen J. Graham to Cagle Park Company and recorded in R.M.C. Office for Greenville County, in Mortgage Book 53, page 209 covering Lot 11 Block B. of Cagle Park, being the second (2d) lot above described.

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 E. Phillip Cushman, his

heirs and assigns, forever.

AND I do hereby bind

myself, my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

E. Phillip Cushman, his

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 day of March

In the year of our Lord one thousand nine hundred and

eighteen

and in the one hundred

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

Signed, Sealed and Delivered in the Presence of:

Robert L. Graham, Allen J. Graham (L. S.)

W.T. Hudson, (L. S.)

(L. S.)

(L. S.)

(L. S.)

(Rev. Stamps cancelled \$9.50)

STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me W.T. Hudson

and made oath that he saw the within named Allen J. Graham

sign, seal and as his act and deed, deliver the within written deed, and that he with

Robt. L. Graham witnessed the execution thereof.

Sworn to before me this 20th day

of March A. D. 1918

A.M. Hill (L. S.)

Notary Public for S. C.

W.T. Hudson

STATE OF SOUTH CAROLINA

County of Greenville

RENUNCIATION OF DOWER.

I, A.M. Hill, a notary public for S.C. do hereby certify

unto all whom it may concern, that Mrs. Mabel K. 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

E. Phillip Cushman, 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 20th day of March A. D. 1918

Mabel K. Graham

A.M. Hill (L. S.)

Notary Public for S. C.

Recorded March 28th, 1918