

Cagle Park Company DEED TO J. M. Markley, Jr.

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Cagle Park Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Two Thousand Six Hundred Twenty-five and no/100 (\$2,625.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

J. M. Markley, Jr.

All that certain lot of land situate in the Sixth Ward of the City of Greenville, County of Greenville and State of south Carolina, and being more particularly described as follows: Beginning at an iron pipe on Augusta Street at corner of lot #4, being 86.1 feet Northwest of the North-eastern corner of Prentiss Avenue and Augusta Street, and running thence N. 61.58 E. 167.3 to an iron pin; thence N. 34.07 W. 75 feet to an iron pin in line of lot #12; thence with line of lot #12 S. 77.46 W. 2 feet to an iron pin, corner of lot #18; thence with line of lot #18 S. 60.46 W. 180.7 feet to an iron pin on the Eastern side of Augusta Street as recently altered; thence with said new line of Augusta Street S. 42.55 E. 25.7 feet to an iron pin; thence still with said Augusta Street S. 47.53 E. 49.3 feet to the beginning corner, being known and designated as lot #3 of Block C of property of Cagle Park Company as shown on plat made by R.E. Dalton, and recorded in R.M.C. office for Greenville County in Plat Book C, page 238, excepting, however, a small triangle taken from the northwest corner of said lot as shown on said plat and added to Augusta Street, Subject, however, to the right which is hereby reserved to the grantor, its successors and assigns to maintain across the above described property a sewer as the same is now located extending from Augusta Street to Prentiss Ave. 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 the date of this deed, 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 feet of the present line of Augusta Street.
(5) No building costing less than thirty-five hundred dollars shall be erected upon said lot, other than out buildings appurtenant to a dwelling.

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 premises before mentioned unto the grantee... hereinafter named, and his heirs and assigns forever.

(Stamps canceled \$3.00)

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers. A.A. Bristow, President and W.F. Robertson, Secretary

on this the 10th day of November in the year of our Lord one thousand nine hundred and Fifteen, and in the one hundred and Fortieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Susan Monroe,

Lydia E. Sullivan

Cagle Park Co.

By

A. A. Bristow, Prest.

and

Wm. F. Robertson, Sec'y.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me Lydia E. Sullivan and made oath that she saw

A. A. Bristow as President and W.F. Robertson as Secretary of Cagle Park Company a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with

Susan Monroe

witnessed the execution thereof.

SWORN to before me, this 15th

day of November, A. D. 1915

C.F. Haynsworth

(SEAL.)

Notary Public for South Carolina.

Lydia E. Sullivan

Recorded for November 27th, 1915