

Woman's Missionary Union of Baltimore City, A. S. B. DEED TO James H. Morgan, Jr.

State of South Carolina,

(Stamps canceled \$3.50)

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Woman's Missionary Union of Baltimore City, Auxiliary to the Southern Baptist Convention,

a corporation chartered under the laws of the State of Maryland and having its principal place of business at Baltimore in the State of Maryland for and in consideration of the sum of Thirty-five Hundred Dollars (\$3500.00)

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

James H. Morgan, Jr.

All that certain lot of land situate in Ward One of the City of Greenville, County and State aforesaid, and designated as Lot No. 4 on a map made by R.E. Dalton, Engineer, and recorded in the R.M.C. office for said County in Book C, page 210, at the Northwest corner of Rutherford and James Street, and having the following lines, courses and distances, to-wit:- Beginning at an iron stake, corner of said Streets; thence with Rutherford Street N. 2-23 E. two hundred and thirteen and two-tenths (213.2) feet to iron pipe, corner of Lot No. 3; thence with line of Lot No. 3 N. 87.31 W. one hundred and nine (109) feet to iron stake, corner of Lot No. 5; thence with line of Lot No. 5 S. 0-08 E. two hundred and twenty-six and one-tenth (226.1) feet to iron pipe on James Street; thence with James Street N. 85.02 one hundred (100) feet to the beginning corner; being a part of the property formerly known as the "Margaret Home" property.

The grantee herein, as a part of the consideration, assumes the payment of all assessments made for street improvements and paving on James Street and Rutherford Street. This conveyance is made subject to the following restrictions, which shall be binding upon the grantee, his heirs and assigns:-

- (1) No dwelling shall be erected on said lot nearer than fifty (50) feet to James Street; and this distance is declared to be the building line for this and the other lots owned by the grantor fronting on James Street.
(2) No dwelling shall be erected upon said lot costing less than Six Thousand Dollars (\$6,000.00)
(3) If any garage or stable should be erected on the lot herein granted, the nearest line of such building shall not be farther from Lot No. 5 than ten (10) feet, nor nearer to Lot No. 3 than twenty six (26) feet.

The grantor agrees to insert restrictions Nos. 1 and 2 in all deeds which shall be made by the grantor to the lots fronting on James Street.

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.

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,

on this the 4th day of December 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

T. W. Lawton,

Leonard A. A. Siems,

Attest:

Elizabeth C. Loundes,

Treas. & Ast. Sec'y.

Woman's Missionary Union of Baltimore City, Auxiliary to Southern Baptist Convention.

Helen W. Mathews, Vice President,

and

Elizabeth C. Loundes, Treas.

STATE OF Maryland City of Baltimore.

PERSONALLY appeared before me T. W. Lawton and made oath that he saw

Helen W. Mathews as Vice-President and

Elizabeth C. Loundes as Treasurer

Woman's Missionary Union of Baltimore City

of Auxiliary to Southern Baptist Convention a corporation chartered under the laws of the State of Maryland

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

Leonard A. A. Siems, witnessed the execution thereof.

SWORN to before me, this 4th

day of December, A. D. 1915.

Chas. E. Grafflin (SEAL.)

Notary Public for Maryland

T. W. Lawton

My Commission expires May 1st, 1916.

Recorded for December 11th, 1915