

T.Q. Donaldson, et al. DEED TO Parolie G. Beattie

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, T.Q. Donaldson of District of Columbia, and A.H. Donaldson, of the City of Greenville and of the County and

in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable considerations to us in hand paid at and before the sealing of these presents by Parolie G. Beattie of City, County and State aforesaid

(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 Parolie G. Beattie, her heirs and assigns, All that certain lot of land situate in the Sixth Ward of the City of Greenville, and State of South Carolina, and being more particularly described as follows: Beginning at an iron pin on the north east corner of Prentiss Avenue and Augusta Street, and running thence with said Prentiss Avenue along a curve approximately N. 59-22 E. 71.8 feet to an iron pin; thence still with said Prentiss Avenue along a curve approximately N. 68-00 E. 76 feet to an iron pin corner of lot #5; thence with line of lot #5, N. 34-07 W. 85.4 feet to an iron pin corner of lot #3; thence with line of lot #3, S. 61-58 W. 167.3 feet to an iron pin on Augusta Street; thence with said Augusta Street S. 47-53 E. 86.1 feet to the beginning corner, being known and designated as lot #4 of Block C. of property of Cagle Park as shown on plat book C., page 238.

Subject however to the right which is hereby reserved to the grantee, 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 Avenue. 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;

- (1) The property herein 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 subdivided, so as to face any other direction, than as shown on said plat.
- (4) No building shall be erected on the 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 outbuildings, appurtenant to a dwelling. Above lot was deeded to said T.Q. Donaldson and A.H. Donaldson, by Cagle Park Company, by a deed from said Company bearing date November 10th, 1915, and recorded for January 6th, 1916 in Book 25, page 339, R.M.C. Office for Greenville County, and said State and this deed is made subject to the reservations and conditions copied in the description of said deed, hereinbefore recited.

The State of South Carolina, Greenville County. Personally appeared before me Adam C. Welborn and made oath that he saw the within named A.H. Donaldson, sign, seal and as his act and deed deliver the within written deed and that he with Albert Barnes witnessed the execution thereof. Sworn to before me this 21st, day of August A.D. 1919. J. Frank Eppes (Seal) Notary Public for S.C. Adam C. Welborn

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

Parolie G. Beattie, her

heirs and assigns, forever.

AND We ourselves, our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Parolie G. Beattie, her

heirs and assigns, against us and

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

WITNESS our hand and seal, this 20th day of August in the year of our Lord one thousand nine hundred and nineteen and in the one hundred forty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Walter A. Romer, As to T.Q. Donaldson T.Q. Donaldson (L. S.) Luther W. Linkins As to T.Q. Donaldson A.H. Donaldson (L. S.) Albert Barnes, As to A.H. Donaldson (L. S.) Adam C. Welborn (L. S.)

Dollars	Cents
4	50

PERSONALLY appeared before me, Walter A. Romer, District of Columbia.

and made oath that he saw the within named T.Q. Donaldson

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Luther W. Linkins witnessed the execution thereof.

SWORN to before me, this 20th day of August A.D. 1919. Walter A. Romer

Geo. W. Linkins (L. S.) 1714 Pennsylvania Ave. H.W. Notary Public Washington, D.C.

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER.

I, Adam C. Welborn, Notary Public S.C., do hereby certify unto all whom it may concern, that Mrs. Elizabeth W. Donaldson wife of the within named T.Q. Donaldson 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 Parolie G. Beattie, her 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 August 1919. Adam C. Welborn (L. S.) Notary Public for S. C. Elizabeth W. Donaldson