

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, THAT *I, P. J. Coy*

in the State aforesaid,
in consideration of the sum of
Ten Dollars and other valuable consideration, DOLLARS.

to *me*
at and before the sealing of these presents by *W. H. Mc Luer* in hand paid

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. H. Mc Luer, all that certain lot of land, situate in the City of Greenville in the County and State aforesaid, known and designated as lot No. 31, of Block "B" of Cagle Park, as shown on plat recorded in R.M.C. Office for Greenville County in Book "C" page 238, and being more fully described as follows: Beginning at an iron pipe on S.W. corner of lot No. 30, and running thence S. 6-53 E. 157.2 feet to an iron pipe; thence N. 87-44 W. 31.8 feet to an iron pipe; thence S. 89-07 W. 30 feet to an iron pipe on S.W. corner of lot No. 32; thence with S.W. corner N. 89-07 E. 61 feet to the beginning, being the same lot of land conveyed to me by William Goldsmith and W. D. Workman and Walter Workman by deed dated August 20th 1919, and recorded in the R.M.C. office for Greenville County in Vol. 54 page 146.

Subject however, to the following restrictions, which are a part of the consideration for this deed, and are made for the benefit and protection of the other lots on the plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of deed to William Goldsmith and W. D. Workman and Walter W. Goldsmith from Cagle Park Company 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 recut 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 the avenues above mentioned.
- (5) No building costing less than \$2500.00 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 said premises before mentioned, unto the said *W. H. Mc Luer, his*

heirs and assigns, forever.

AND *myself, my* do hereby bind
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *W. H. Mc Luer, his*

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

WITNESS *my* hand and seal, this *12th* day of *January*
in the year of our Lord one thousand nine hundred and *twenty* and in the one hundred *44th*
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Jessie Dickson *P. J. Coy*
H. B. Springs (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled *50* Cents

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me *Jessie Dickson*

and made oath that *she* saw the within named *P. J. Coy*

H. B. Springs sign, seal, and as *his* act and deed, deliver the within written Deed; and that *she*, with
witnessed the execution thereof.

SWORN to before me, this *12th* day of *January* 1920
H. B. Springs Notary Public for S. C. *Jessie Dickson* (L. S.)

STATE OF SOUTH CAROLINA,
County of Greenville,
I, *H. B. Springs* Notary Public for S. C., do hereby certify
unto all whom it may concern, that Mrs. *Ann H. Coy*
wife of the within named *P. J. Coy*
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. H. Mc Luer, 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 *12th* day of *January* 1920
H. B. Springs Notary Public for S. C. *Ann H. Coy* (L. S.)
Recorded *July 8th* 1920

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