

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT J. C. Harper

in the State aforesaid in consideration of the sum of

Ten (\$10) Dollars and other valuable consideration DOLLARS

in hand paid

J. C. Harper

do hereby grant, bargain, sell and release unto the said J. C. Harper, his heirs and assigns forever, All those two (2) certain lots of land situate in the City of Greenville in the County and State aforesaid, known and designated as lots 31 and 32 of Block 2, of Sage Park as shown on plat recorded in the R.M.C. Office for Greenville County, in File Book 1, page 238, and being more particularly described as follows:

Lot No. 31 - Beginning at an iron pipe on Tindal Avenue corner of lot 31 and running thence S. 89° 07' W. 61 feet to an iron pipe; thence S. 89° 07' W. 61 feet to an iron pipe; thence N. 89° 07' W. 61 feet to an iron pipe on Tindal Avenue at corner of lot 32; thence with Tindal Avenue N. 89° 07' W. 61 feet to the beginning corner, being the same lot of land conveyed to me by William Goldsmith, W.D. Workman and Walter W. Goldsmith, by deed dated August 20, 1919, and same deed being recorded in R.M.C. Office for Greenville County in Vol. 54, page 125.

Lot No. 32 - Beginning at an iron pipe on Tindal Avenue corner of lot 32 and running thence N. 89° 07' W. 61 feet to an iron pipe; thence S. 89° 07' W. 61 feet to an iron pipe; thence N. 89° 07' W. 61 feet to an iron pipe on Tindal Avenue at corner of lot 31; thence with Tindal Avenue N. 89° 07' W. 61 feet to the beginning corner, being the same lot of land conveyed to me by William Goldsmith, W.D. Workman and Walter W. Goldsmith by deed dated August 20, 1919, and same deed being recorded in R.M.C. Office for Greenville County in Vol. 54, page 125.

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 shown 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, W.D. Workman and Walter W. Goldsmith from Sage Park Company, to-wit:

- (1) The property herein conveyed nor any part thereof shall not be sold, parted 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 the Avenues above mentioned.
  - (5) No building costing less than twenty-five hundred (\$2500) Dollars shall be erected upon said lots other than out-buildings appurtenant to a dwelling.
- Subject, however, to the lien of two certain mortgages, one mortgage each over each of the above described lots, executed by William Goldsmith, W.D. Workman and Walter W. Goldsmith to secure the payment of the sum of two thousand (\$2000) Dollars total, one thousand (\$1000) Dollars being the mortgage debt on each lot, with interest at six per cent (6%) from July 1, 1919, said mortgages dated July 1, 1919 and recorded in R.M.C. Office for Greenville County in Vol. 52, pages 155 and 156, the same mortgages being assumed by J. C. Harper in deed conveyed to him by William Goldsmith, W.D. Workman and Walter W. Goldsmith dated August 20, 1919. And as part of the consideration for this deed the said grantee J. C. Harper does hereby expressly assume the said mortgages and mortgage debt, together with interest from Feb. 25, 1920 until paid.

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

J. C. Harper, his

heirs and assigns, forever.

AND I myself, my

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

J. C. Harper, 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 24th day of Feb.

in the year of our Lord one thousand nine hundred and twenty and in the one hundred and 44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

R. W. Davis, J. C. McKelvey (L. S.)

Mary MacDowell, (L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled 4 Cents

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me, Mary MacDowell

and made oath that she saw the within named J. C. McKelvey

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with

R. W. Davis witnessed the execution thereof.

SWORN to before me, this 24th day of Feb. A. D. 1920

R. W. Davis, Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville.

RENUNCIATION OF DOWER.

I, R. W. Davis, do hereby certify

unto all whom it may concern, that Mrs. Emma E. McKelvey

wife of the within named J. C. McKelvey

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

J. C. Harper, and 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 24th day of Feb. A. D. 1920

R. W. Davis, Notary Public for S. C. Emma E. McKelvey

Recorded April 22nd, 1920

END OF DOC.