

State of South Carolina,
County of Greenville.

DEED

Whereas, on or about January, 1917, the undersigned, Mary F. Goldsmith, owned certain lands lying between Rutherford (now New Buncombe) Road and Furman Hall Road, South of the P. & N. Railway right of way, and had the same platted by W. D. Neves, Engineer, as shown on plat recorded in office of R. M. C. for Greenville County in Plat Book E, page 295, and

Whereas, by deed dated December 7, 1917, recorded in said office in Vol. 42 page 213, the undersigned conveyed Lots 12, 13, 14 and 15 according to said plat to J. S. Elmore, by deed containing the condition subsequent that said lots should never be let or conveyed to persons of African descent; and

Whereas, by deed dated May 5, 1920, recorded in said office in Vol. 55 page 337, the undersigned conveyed Lot 16 according to said plat to said J. S. Elmore, by deed containing the conditions subsequent that no servant house or barn should be erected nearer than 150' to Cherrydale Drive, that no dwelling should be erected thereon costing less than twice the cost of the lot, and that the same should not be let or sold to persons of African descent; and

Whereas, the undersigned has permitted the bridge on said Cherrydale Drive crossing said P. & N. Railway track to be removed, but has never conveyed or otherwise disposed of that portion of said Drive hereinafter described; and

Whereas, P. D. Meadors and M. M. Meadors, the grantees herein, are purchasing said Lots 12, 13, 14, 15, 16 and a portion of Lot 1, according to said plat, from the present owners thereof, for the purpose of erecting thereon a manufacturing plant and desire to purchase the portion of said Cherrydale Drive lying between said lots 15 and 16 and also between lots 1 and 15, as hereinafter described, and desire to have the conditions subsequent, hereinabove referred to, released; and

Whereas, the nature of and use for which said property can be advantageously used have materially changed during the passage of time, and said strip of Cherrydale Drive is no longer of use or value to any one save the purchasers of said lots;

Now, therefore, know all men by these presents that I, Mary F. Goldsmith, in the State aforesaid, in consideration of the sum of Ten Dollars and the premises to me in hand paid by P. D. Meadors and M. M. Meadors, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, quit-claimed and released and by these presents do grant, bargain, sell, quit-claim and release unto the said P. D. Meadors and M. M. Meadors.

All that certain strip or parcel of land in the State and County aforesaid about 2½ miles N. W. from the City of Greenville, being known and designated as Portion of Cherrydale Drive, and being more particularly described as follows: Beginning at an iron pin on the Western side of Cherrydale Drive where said drive intersects the Southern boundary of the right of way of the P. & N. Railway, as shown on plat of said property above referred to, recorded in Plat Book E, page 295; and running thence with Cherrydale Drive S. 19 E. 151', more or less, to a pin joint rear corner of Lots Nos. 1 and 16; thence continuing with said Drive S. 4-30 E. 130' to an iron pin in the rear line of lot #1; thence at right angles across Cherrydale Drive 30' more or less, to a point on the Eastern side of said Drive in line of Lot #15; thence along said Drive 277', more or less, to point in right of way of P. & N. Ry.; thence along said right of way in a Westerly direction 30', more or less, crossing said Drive to the point of beginning.

Also all of my right, title, interest and estate, in reversion or otherwise, together with all actions or causes of actions, now existing or which might hereafter arise, in connection with, arising out of or in any manner appertaining to the conditions hereinabove referred to contained in the deeds to the said J. S. Elmore, recorded in Vol. 42, at page 213, and Vol. 55 at page 337, reference to which is hereby made for the verbatim terms hereof, conveying said lots 12, 13, 14, 15, and 16, as shown on said plat, recorded in Plat Book E, page 295.

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 said P. D. Meadors and M. M. Meadors, their heirs and assigns forever.

Witness my hand and seal this 26th day of October, 1939.

Signed, sealed and delivered

in the presence of:

Walter W. Goldsmith

O. Y. Brownlee

State of South Carolina,
County of Greenville.

Mary F. Goldsmith (L. S.)

Personally appeared before me Walter W. Goldsmith who, being duly sworn, says that he saw the within named Mary F. Goldsmith sign, seal and as her act and deed, deliver the within written deed for the uses and purposes herein mentioned, and that he with O. Y. Brownlee witnessed the execution thereof.

Sworn to before me this 26 day of October, 1939.

Walter W. Goldsmith

O. Y. Brownlee (L. S.)
Notary Public for S. C.

No Stamps

Recorded October 27th, 1939 at 3:53 P. M. #13695

BY: E.G.