

Maude Rose Davis DEED TO E.A. Pennoyer
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, Maude Rose Davis,
in the State aforesaid,
in consideration of the sum of
Six thousand (\$6,000.00) and no/100 DOLLARS,
to me in hand paid
at and before the sealing of these presents by E.A. Pennoyer

(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 E.A. Pennoyer, all that piece, parcel or lot of land in Greenville Township,

Greenville County, South Carolina, in the Sixth Ward of the City of Greenville, on the South side of Tindal Avenue, corner of lot number 42 as shown on plat hereinafter referred to, and running thence with line of lot number 42, S. 20-36 E. 160.5 feet to iron pipe in line of lot number 7; thence with line of lot number 7, N. 73-01 E. 50 feet to iron pipe corner of lot No. 40, thence with line of lot number 40, N. 16.41 W. 155.5 feet to iron pipe on Tindal Avenue; thence with Tindal Avenue along a curved line approximately S. 77-27 W. 61 feet to the beginning corner, known as lot number 41 of Block B., on plat of Cagle Park, recorded in plat book C., page 238, and being the same lot of land conveyed to the Cagle Park Company by J.C. Haley by deed dated January - - 1917 and recorded in Book 46, page 65.

Subject to the following restrictions which are part of the consideration of this deed, and are made for the benefit and protection of the other lots shown in the plat above referred to which restriction shall remain effective for a period of twenty years from the date of this deed, to-wit:

- 1- The property herein conveyed nor any part, shall, not be sold, rented nor otherwise disposed of to negroes.
- 2- The said property shall not be used for any unlawful business nor any thing 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 on said property within 20 feet of the present line of Tindal Avenue.
- 5- No building costing less than twenty-five hundred dollars shall be erected upon said lot other than outbuildings appurtenant to a dwelling.

This being the same lot conveyed to me by the Cagle Park Company in deed dated April 2, 1918, recorded in Book 25, page 239, R.M.C. It is understood and agreed to by both parties and is part of the consideration that the purchaser is to assume the payment of the thirty-three hundred sixty-seven and no/100 dollars due to the Greenville Building and Loan Association and covered by the mortgage given them, also to assume thirteen hundred fifty-four and 33/100 dollars, principal and interest due to the Cagle Park Company and covered by the mortgage given them, the balance to be paid in cash.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to 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 E.A. Pennoyer, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said E.A. Pennoyer, 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 7th day of January in the year of our Lord one thousand nine hundred and nineteen and in the one hundred 43rd. year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
J.S. Elmore, Mrs. Maude Rose Davis (L. S.)
Harry R. Wilkins, (L. S.)
(L. S.)
(L. S.)
(Stamps \$6.00) (L. S.)

STATE OF SOUTH CAROLINA }
County of Greenville }

Personally appeared before me J.S. Elmore and made oath that he saw the within named Mrs. Maude Rose Davis

sign, seal and as his act and deed, deliver the within written deed, and that he with Harry R. Wilkins witnessed the execution thereof.

Sworn to before me this 7th day of January A. D. 1919 J.S. Elmore
Harry R. Wilkins (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA }
County of } RENUNCIATION OF DOWER.

I, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1919 (L. S.)
Notary Public for S. C.

Recorded January 10th, 1919