

J.M. Markley

DEED TO W.A. Williams

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, J.M. Markley, Jr.

in the State aforesaid, in consideration of the sum of Five dollars and other considerations DOLLARS, to me in hand paid at and before the sealing of these presents by W.A. Williams

(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.A. Williams, All that certain lot of land situate in the Sixth Ward of the City of Greenville, County of Greenville and State of South Carolina, and being more particularly described as follows: Beginning at an iron pipe on Augusta Street at corner of lot #4, being 86.1 feet northwest of the Northeastern corner of Prentiss Avenue and Augusta Street, and running thence N. 61-53 E. 167.3 feet to an iron pin; thence N. 34-07 W. 75 feet to an iron pin in line of lot #12; thence with line of lot #12, S. 77-46 W. 2 feet to an iron pin, corner of lot #18; thence with line of lot 18, S. 60-46 W. 180.7 feet to an iron pin on the Eastern side of Augusta Street as recently altered; thence with said line of Augusta Street S. 42-55 E. 25.7 feet to an iron pin; thence still with said Augusta Street S. 47-53 E. 49.3 feet to the beginning corner, being known and designated as lot #3 of Block C. of property of Cagle Park Company as shown on plat made by R.E. Dalton, and recorded in R.M.C. Office for Greenville County in Plat Book C., page 238, excepting however a small triangle from the northwest corner of said lot as shown on said plat and added to Augusta Street, Subject, however, to the right which is hereby reserved to the grantor, its successors and assigns, to maintain across the above property a sewer as the same is now located, extending from Augusta Street to Prentiss Avenue.

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 this deed, to-wit:

- 1. The property herein conveyed nor any part thereof shall not be sold, rented nor otherwise disposed to negroes.
2. The said property shall not be used for any unlawful business nor for anything that 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 said property within twenty-five feet to the present line of Augusta Street.
5. No building costing less than thirty-five hundred dollars shall be erected on said lot other than out buildings appurtenant to a dwelling.

It is understood and agreed that W.A. Williams is to assume the present mortgage of \$2000.00 now covering the above lot.

It is further understood and agreed that W.A. Williams is to assume the paving assessments for the Augusta Street in front of said lot.