

C.B. Martin DEED TO Rudolf Anderson

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, C.B. Martin, of the County of Greenville

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) Dollars and other valuable consideration.

to me in hand paid
at and before the sealing of these presents by Rudolf Anderson and Charles E. Robinson.

(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

Rudolf Anderson and Charles E. Robinson, their heirs and assigns, forever. All that certain piece, parcel or lot of land situate on the North side of Prentiss Avenue, in the City of Greenville, County and State aforesaid, known and designated as lots Nos. 2 and 3 of Block E., of Cagle Park, as shown on plat recorded in R.M.C. Office for Greenville County plat book C., page 238, and being more particularly described as follows:

Beginning at an iron pin on the north side of Prentiss Avenue, corner of lots Nos. 1 and 2 and running thence with Prentiss Avenue along a curved line having approximately the following tangents S. 58 E. and S. 50-46 E. 122.6 feet to an iron pin on an alley; thence with said alley N. 34-08 E. 184.8 to an iron pin in Tindal's line; thence with Tindal's line N. 5-10 W. 40.5 feet to an iron pin corner of lot No. 4; thence with line of lots 4 and 5, N. 69.11 W. 120.1 feet to an iron pin corner of lots 1 and 2; thence with line of lot No. 1 S. 27-50 E. 186.6 feet to the beginning corner, being two of the lots conveyed to me by Cagle Park Company, by deed dated April 19, 1919, and recorded in R.M.C. office for Greenville County in Vol. 25, page 435.

As a part of the consideration hereinabove expressed it is agreed that the said Rudolf - Anderson and Charles E. Robinson are to assume and pay fifteen hundred Dollars (\$1500.00) evidenced by a note and mortgage in the sum of twenty-five hundred (\$2500.00) dollars executed by C.B. Martin, to Cagle Park Company on April 19, 1919, said mortgage recorded in R.M.C. Office for Greenville County in Vol. 62, page 111, together with interest at 6% on \$1500.00 from date of this deed until paid.

Subject, however, to the following restrictions, which are 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 C.B. Martin from Cagle Park Company, to-wit:

1. This 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 re-cut nor sub-divided so as to face any other direction than as shown on said plat.
4. No building shall be erected upon said property within 25 feet of the present line of Prentiss Avenue.
5. No building costing less than twenty-five hundred (\$2500.00) Dollars, shall be erected upon said lot other than out-buildings appurtenant to a dwelling.