

Cagle Park Company

DEED TO

Wm.P. Anderson, Jr.

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Cagle Park Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Two thousand DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Wm.P. Anderson, Jr. All that certain lot of land situate on the north side of Mills Avenue, in the City of Greenville, County and State aforesaid, known and designated as lot No. 12, Block B, Cagle Park, as shown on plat recorded in the R.M.C. office for said County in Plat Book C., page 238, and having the following metes and bounds: Beginning at an iron pin on Mills Avenue, corner of lot #11, and running thence with Mills Avenue S. 87-41 E. 26 ft.; thence still with Mills Avenue S. 85-28 E. 41 ft. to iron pin corner of Lot No. 13; thence with line of lot No. 13, N. 2-23 W. 163.4 ft. to iron pin in line of lot #33; thence with line of lots 33 and 34, S. 89-07 W. 68.5 ft. to iron pin corner of lot No. 11; thence with line of lot No. 11, S. 3-05 E. 158.2 ft. to the beginning corner.

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 this deed, to-wit:

- (1) The property herein conveyed nor any part thereof shall not be sold, rented or 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 25 feet of the present line of Mills Avenue.
- (5) No building costing less than Thirty-five hundred (\$3500.00) Dollars shall be erected upon said lot other than out-buildings appurtenant to a dwelling.

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 grantee... hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, W.P. Anderson, President and L.B. Houston, Secretary

on this the 3rd, day of February, in the year of our Lord one thousand nine hundred and nineteen, and in the one hundred and 43rd. year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Hattie Dowling,

E.A. Gilfillin

Cagle Park Company

By

Wm.P. Anderson, Prest.

and

L.B. Houston, Secty.



(Stamps \$2.00)

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

PERSONALLY appeared before me E.A. Gilfillin and made oath that he saw

W.P. Anderson

as President

L.B. Houston

as Secretary

of Cagle Park Company

a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

Hattie Dowling

witnessed the execution thereof.

SWORN to before me, this 5th,

day of February, A. D. 1919.

T.G. Davis

Notary Public for South Carolina.

E.A. Gilfillin

(SEAL.)

Recorded for Feby. 5th. 1919.