

Cagle Park Company

DEED TO C.G. Gunter

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 and forty 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

C.G. Gunter All that certain lot of land situate in the City of Greenville, County and State aforesaid, on the north side of Mills Avenue, being known and designated as lot No. 16, of Block B., of Cagle Park as shown on plat recorded in R.M.C. Office for Greenville County in plat book C., page 238, and more particularly described as follows: Beginning at an iron pipe on the north side of Mills Avenue corner of lot No. 15, and running thence with line of lot No. 15 N. 0-54 W. 196.8 ft. to iron pipe in line of lot No. 30; thence with back line of lots 30 and 29, S. 77-44 E. 63.5 ft. to iron pipe, corner of lot No. 17; thence with line of lot No. 17, S. 1-04 E. 209.2 ft. to iron pipe on Mills Avenue; thence with the north side of Mills Avenue N. 67-40 W. 68 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 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 ft. of the present line of Mills Avenue.
- 5. No building costing less than \$3500.00 Thirty-five hundred 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 hereinafter 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 hereinafter 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 2nd, day of April, 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

E.A. Gilfillin,

R.M. Thompson,

Cagle Park Company,

By

Wm.P. Anderson, Prest.

and

L.B. Houston, Secty.



Stamps \$2.50 (\$2.50)

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

PERSONALLY appeared before me R.M. Thompson 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

E.A. Gilfillin, witnessed the execution thereof.

SWORN to before me, this 3rd.

day of April, A. D. 1919.

E.A. Gilfillin

Notary Public for South Carolina.

R.M. Thompson

Recorded for April 4th, 1919.