

Eagle Park Company DEED TO *C. B. Martin*
State of South Carolina,
COUNTY OF *Greenville*

KNOW ALL MEN BY THESE PRESENTS, That *Eagle 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 *Three Thousand (\$3000.00)* 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.B. Martin, All those three certain lots of land situate on the North side of Prentiss Avenue, in the City of Greenville, County and State aforesaid, known and designated as numbers 1, 2, 3, of Block E., of Eagle Park, as shown on plat recorded in the R.M.C. Office for Greenville County Plat Book C., page 238, and being more particularly described as follows: Beginning at an iron pipe on the north side of Prentiss Avenue, at the corner of Eagle Avenue, and running thence with Prentiss Avenue, along a curved line, having approximately the following tangents to wit: S. 64.55 E., S. 58 E., and S. 50.46 E., 184.6 ft. to iron pipe on an alley; thence with said alley N. 34.08 E. 184.8 ft. to iron pipe in Tindel's line; thence with Tindel's line N. 5.10 W. 40.5 ft. to iron pipe, corner of lot No. 4, thence with line of lots 4, 5, and 6, N. 69.11 W. 215.1 ft. to iron pipe on the east side of Eagle Avenue; thence with said Eagle Avenue, along a curved line approximately S. 5.07 W. 76 ft. thence still with said Avenue, along a curved line approximately S. 23.14 W. 76.7 ft.; thence still with said Avenue S. 33.40 W. 31.6 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. 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 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 ft. 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.

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, *H. P. Anderson, President and L. B. Houston, Secretary* on this the *19th* day of *April*, in the year of our Lord one thousand nine hundred and *nineteen*, and in the one hundred and *forty third* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of *Chas. E. Robinson* and *Wm. B. Jones* By *Eagle Park Company* *H. P. Anderson, Pres.* and *L. B. Houston, Secy.*



Stamps \$3.00

STATE OF SOUTH CAROLINA, COUNTY OF *Greenville*

PERSONALLY appeared before me *Chas. E. Robinson* and made oath that ...he saw *H. P. Anderson* as *President* and *L. B. Houston* as *Secretary* of *Eagle 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 *Wm. B. Jones* witnessed the execution thereof.

SWORN to before me, this *21st* day of *April*, A. D. 1919. *Chas. E. Robinson* (SEAL.) Notary Public for South Carolina.

Recorded for *April 26th - 1919*

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