

William Goldsmith, et al. DEED TO J.F. McKelvey

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, William Goldsmith, W.D. Workman and Walter W. Goldsmith

in the State aforesaid, in consideration of the sum of Ten (\$10.) Dollars and other valuable consideration 10000 DOLLARS, to us J.F. McKelvey at and before the sealing of these presents by J.F. McKelvey

(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

J.F. McKelvey, his heirs and assigns forever, All those three (3) certain lots of land situate in the City of Greenville in the County and State aforesaid, known and designated as lots 29, 32 and 33, of Block B., of Cagle Park as shown on plat recorded in the R.M.C. Office for Greenville County, in Plat Book C., page 238, and being more particularly described as follows:

Lot No. 29 - Beginning at an iron pipe on Tindal Avenue at corner of lot 28 and running thence S. 0-53 E. 185.6 feet to an iron pipe; thence N. 77-44 W. 62.6 feet to an iron pipe; thence N. 0-53 W. 171.4 feet to an iron pipe on Tindal Avenue, corner of lot 30; thence with Tindal Avenue N. 89-07 E. 61 feet to the beginning corner, being one of the lots conveyed to us by Cagle Park Company, by deed dated July 1, 1919.

Lot No. 32 - Beginning at an iron pipe on Tindal Avenue corner of lot 31 and running thence S. 0-53 E. 150 feet to an iron pipe; thence S. 89-07 W. 61 feet to an iron pipe; thence N. 0-53 W. 150 feet to an iron pipe on Tindal Avenue at corner of lot 33; thence with Tindal Avenue N. 89-07 E. 61 feet to the beginning corner, being the same lot of land conveyed to us by Cagle Park Company, by deed dated July 1, 1919.

Lot No. 33 - Beginning at an iron pipe on Tindal Avenue corner of lot 32 and running thence S. 0-53 E. 150 feet to an iron pipe; thence S. 89-07 W. 61 feet to an iron pipe; thence N. 0-53 E. 156 feet to an iron pipe on Tindal Avenue at corner of lot 34; thence with Tindal Avenue N. 89-07 E. 61 feet 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 deed to William Goldsmith, W.D. Workman and Walter W. Goldsmith from Cagle Park Company, to-wit:

- (1) The 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 twenty-five (25) feet of the present line of the Avenues above mentioned.
(5) No building costing less than twenty-five hundred (\$2500.00) Dollars shall be erected upon said lots other than out buildings appurtenant to a dwelling.

Subject, however to the lien of three certain mortgages, one mortgage each over each of the above described lots, executed by William Goldsmith, W.D. Workman and Walter W. Goldsmith to secure the payment of the sum of Three thousand (\$3,000) Dollars total, One thousand (\$1,000) Dollars being the mortgage debt on each lot, with interest at six per cent (6%) from July 1, 1919, said mortgages dated July 1, 1919 and recorded in R.M.C. Office for Greenville County in Vol. 62, pages 156, 153 and - and as a part of the consideration for this deed the said grantee J.F. McKelvey does hereby expressly assume the said mortgages and mortgage debt, together with interest thereon from July 1, 1919 until paid.

Get another Dower to this Deed, see Deed book 37 at page 108.

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 said premises before mentioned, unto the said J.F. McKelvey, his heirs and assigns, forever.

AND We ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J.F. McKelvey, his heirs and assigns, against US and our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand, and seal, this 20th day of August in the year of our Lord one thousand nine hundred and nineteen and in the hundred 44th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of E.A. Smith, R.L. Meares, Wm. Goldsmith, W.D. Workman, Walter W. Goldsmith (L.S.)

Revenue Stamps Cancelled table with columns for Dollars (2) and Cents (50)

STATE OF SOUTH CAROLINA, County of Greenville PERSONALLY appeared before me, Z.A. Smith

and made oath that he saw the within named William Goldsmith, W.D. Workman and Walter W. Goldsmith

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with R.L. Meares witnessed the execution thereof. SWORN to before me, this 22 day of August A.D. 1919 Harry R. Wilkins (L.S.) Notary Public for S. C. Z.A. Smith

STATE OF SOUTH CAROLINA, County of Greenville RENUNCIATION OF DOWER

I, R.B. Terry do hereby certify unto all whom it may concern, that Mrs. Janie W. Goldsmith wife of the within named William Goldsmith did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named J.F. McKelvey, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this 20 day of August A.D. 1919 R.B. Terry (L.S.) Notary Public for S. C. Janie W. Goldsmith

Recorded August 23rd, 1919