

J. H. Simpson DEED TO J. R. Owen and G. H. Talley
 STATE OF SOUTH CAROLINA,
 COUNTY OF Greenville }
 KNOW ALL MEN BY THESE PRESENTS, That J. H. Simpson

in the State aforesaid,
 in consideration of the sum of
 Ten Dollars and other valuable consideration DOLLARS,
 to me in hand paid
 at and before the sealing of these presents by J. R. Owen and G. H. Talley

(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. R. Owen and G. H. Talley,
 All that certain lot of land situate on Prentiss Avenue in the City of Greenville, County and State aforesaid, known and designated as lot no. 21, of block "D" of Eagle 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 pipe on South side of Prentiss Avenue, corner of lot no. 22, and running thence with line of lot no. 22, S. 30.15 W. 143.4 feet to an iron pipe on an alley; thence with said alley S. 53.03 E. 59 feet to an iron pipe, corner of lot no. 20; thence with line of lot no. 20 N. 39.24 E. 146.2 feet to an iron pipe on Prentiss Avenue; thence with said Avenue N. 57.14 W. 17 feet; thence still with said Avenue N. 55.30 W. 45 feet to the beginning corner. Being the same lot of land conveyed to me by W. W. Woodson, by deed dated November 29th, 1919, and recorded in the R. M. C. Office for Greenville County in Vol. 55 page 100. 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 April 21st, 1919, to wit:

- (1) The property herein conveyed or 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 or for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut or subdivided so as to face in any other direction than as shown on said plat.
- (4) No building shall be erected upon said property within twenty-five feet of the present line of Prentiss Ave.
- (5) No building costing less than \$2500.00 shall be erected upon said property other than outbuildings appurtenant to a dwelling.

This deed given subject to a note and mortgage given on said lot to Eagle Park Company for \$1300.00 which mortgage is duly recorded in the R. M. C. Office for Greenville County in Vol. 62 page 100. Said note bearing six per cent interest. It is understood and agreed that the grantee hereby assumes said note and mortgage.