

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. C. Harper

in consideration of the sum of ten Dollars,  
and other valuable considerations

to me paid by W.N. Cruikshank, Greenville, S.C.

in the State aforesaid, 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 W.N. Cruikshank, his heirs and assigns forever

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

All that certain lot of land situated, lying and being in the City of Greenville, County and State aforesaid, known and designated as lot No. 36 of Block B., in Cagle Park, plat of which is recorded in Plat Book C., at page 238 and having the following metes and bounds, to-wit:-

Beginning at an iron pin on Tindal Ave., corner of lot #35 and running thence with line of lot #35, S. 0.53 E. one hundred and fifty feet (150) to iron pipe; thence South 89-07 W. sixty-one (61) feet to iron pipe, corner lot No. 37; thence with line of lot No. 37 N. 0.53 W. one hundred and fifty (150) feet to an iron pipe on Tindal Ave.; thence with Tindal Ave. N. 89-07 E. sixty-one (61) feet to the beginning corner and being the same lot of land conveyed to G.B. Goldsmith by deed recorded in R.M.C. Office for Greenville County in Vol. 57, PP. 293.

And conveyed to me by G.B. Goldsmith and recorded in Vol. 69, page 2.  
Subject, however to the following conditions and restrictions, which are part of the consideration for this deed and are made for the benefit and protection of the other lots on plat above referred to, which restrictions shall remain in effect for a period of twenty years:

- (1) The property herein conveyed, nor any part of it 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 that would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut subdivided so as to face any other direction than is shown on plat.
- (4) No building shall be built within 25 feet of the present line of Tindal Ave.
- (5) No building shall be built that costs less than \$2500. other than out buildings appurtenant to said dwelling.

As a part of the consideration for this deed the within W.N. Cruikshank does assume and agree to assume and pay note and mortgage given to Cagle Park Co., in the amount of eleven hundred and twenty-five and no/100 (\$1125.00) Dollars, payable November 5th, 1921 with interest at rate of 7% per annum, payable semi-annually.  
Also assume note and mortgage George B. Goldsmith in amount of Six hundred and twenty-five (\$625.00) dated Dec. 2nd, 1920, with interest at 8%, payable annually due one year.

The above described land is... the same conveyed to me by George B. Goldsmith

on the 2nd day of Feby. 1920, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 69 Page 2

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 said W.N. Cruikshank, his

heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W.N. Cruikshank, his

heirs and assigns, against me and my heirs, and every other

person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 10th day of December in the year of our Lord one thousand nine hundred and twenty and in the one hundred and forty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Sherwood Thexton, J.C. Harper (SEAL.)  
W.A. Wallace, (SEAL.)  
 (SEAL.)  
 (SEAL.)  
 (SEAL.)

Revenue Stamps Cancelled  
 Dollars 2  
 Cents

STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me Sherwood Thexton

and made oath that he saw the within named J.C. Harper

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with W.A. Wallace, witnessed the execution thereof.

SWORN to before me, this 10th day of December A. D. 1920  
W.A. Wallace (L. S.)  
Notary Public for S. C. Sherwood Thexton

STATE OF SOUTH CAROLINA, }  
Greenville County.

RENUNCIATION OF DOWER.

I, W.A. Wallace, Notary Public, S.C., a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Eula Y. Harper the wife of the within named J.C. Harper

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 W.N. Cruikshank, 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 10th day of December Anno Domini 1920  
W.A. Wallace (L. S.)  
Notary Public for S. C. Eula Y. Harper

Recorded Feby. 17th, 1921