

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT I, Charles Kupfer of the County of Burlington

in the State aforesaid

in consideration of the sum of

Ten (\$10.00)

DOLLARS

and other valuable consideration

in hand paid

to and before me the undersigned by Evalyne P. Gentry, in the State aforesaid

The grantor aforesaid, being duly advised, acknowledged, and by these presents do Grant, Bargain, Sell and Release unto the said Evalyne P. Gentry and her heirs and assigns; All that certain piece, parcel or lot of land situate on the North side of Prentiss Avenue, in the City of Greenville, County and State aforesaid, known and designated as Lot No. 1 of Block E., 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 pin 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 a tangent S. 64-22 E. sixty-two feet to an iron pin corner lots Nos. 1 and 2; thence along the line of lot No. 2, N. 27-50 E. 126.6 feet to an iron pin in the rear line of lot No. 5; thence with line of lots Nos. 5 and 6 N. 69-11 W. ninety-five feet to an iron pin on the East side of Eagle Avenue; thence with said Eagle Avenue, along a curved line, approximately S. 5-07 E. seventy-six feet; thence still with said Avenue along a curved line, approximately S. 23-14 E. 76.7 feet; thence still with said Avenue S. 33-40 W. 31.6 feet to the beginning corner, being the lot conveyed to me by the Security Investment Company by deed dated December 3, 1919 and recorded in R.M.C. Office for Greenville County in Vol. 25, page 434. 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 19, 1919, to-wit:

- (1) This 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 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 feet 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.
- As a further consideration for this deed the grantee herein assumes and agrees to pay a certain mortgage of five thousand (\$5000.) Dollars made and executed by the Grantor herein to the Citizens' Trust Company on December 3, 1919, and which is recorded in R.M.C. Office for Greenville County in Vol. --- page ---.

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

Evalyne P. Gentry, and her

heirs and assigns, forever.

AND I, myself and my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Evalyne P. Gentry, and her

heirs and assigns, against

me

and

my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 13th day of May

in the year of our Lord one thousand nine hundred and twenty and in the one hundred 44th

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Jno. H. Gardner,

Charles Kupfer

(L. S.)

W.M. Stokes,

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Revenue Stamps Cancelled 6 Cents

STATE OF SOUTH CAROLINA

County of Darlington

PERSONALLY appeared before me, Jno. H. Gardner

and made oath that he saw the within named Charles Kupfer

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W.M. Stokes witnessed the execution thereof.

SWORN to before me, this 13th day of May A. D. 1920

W.M. Stokes Notary Public for S. C.

STATE OF SOUTH CAROLINA

County of Darlington

RENUNCIATION OF DOWER.

I, W.M. Stokes, do hereby certify unto all whom it may concern, that Mrs. E. Lucile Kupfer

wife of the within named Charles Kupfer

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

Evalyne P. Gentry, and her

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 13th day of May A. D. 1920

W.M. Stokes

E. Lucile Kupfer

Notary Public for S. C.

June 30th, 1920

END OF DOC.