

Monaghan Mills DEED TO Will Burden  
State of South Carolina,  
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, the Monaghan Mills

incorporated  
a corporation chartered under the laws of the State of South Carolina with and having its principal place of business at  
in Greenville County in the State of South Carolina for and in consideration of the  
sum of Two hundred seventy & no/100 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

the said Grantee that certain lot or parcel of land situate in the State of South Carolina,  
Greenville County. All that certain lot of land known as Lot No. 1 of Monaghan Annex, as shown  
by plat made by Brodie & Bedell made March 15th, 1913, and recorded in the R.M.C. Office for  
Greenville County in Plat Book "C" page 63.

This deed is subject to the following restrictions, which shall apply for a period of twenty-  
five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or Ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than Five hundred Dollars but any persons may use two or more lots, placing one residence thereon.
- Fourth: No building shall be erected nearer the Street than the building line shown on the said plat, which is feet from the street.
- Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.
- Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
- Seventh: The Company reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipes, electric conduit or pipes, telephone or electric light poles, or any other work or instruments of public utility on or in any of the streets as shown on the plat of this property without compensation of any lot owner. In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to the Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

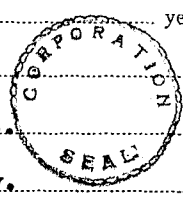
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinaabove named, and  
his heirs and assigns forever.

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 hereinaabove named, and his heirs and assign forever against  
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, Thomas F. Parker, President, M.M. Trotter, Jr. Secretary  
on this the third day of April, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.  
Signed, Sealed and Delivered in the Presence of

F.J. Inglesby,  
W.H. Rose,

Monaghan Mills  
By  
Thomas F. Parker, Prast.  
and  
M.M. Trotter, Jr. Secty.



STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville

PERSONALLY appeared before me F.J. Inglesby and made oath that he saw  
Thomas F. Parker as President and  
M.M. Trotter, Jr. as Secretary  
of Monaghan Mills 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  
W.H. Rose, witnessed the execution thereof.



SWORN to before me, this 3rd, April, A. D. 1913.  
D. Cardwell, Jr. (SEAL)  
Notary Public for South Carolina.

F.J. Inglesby

Recorded for April 8th, 1913.