

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE,

Know all men by these presents that I, George R. Koester, under and pursuant to a Power of Attorney made, executed and delivered to me by Anne M. Browne May 6th, 1915. in consideration of the loving care and attention paid Anne M. Browne and the sum of Five Dollars (\$5.00) to me in hand paid at and before the sealing of these presents by Eleanora P. Koester, 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 Eleanora P. Koester, her Heirs and Assigns forever, all that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, and being more particularly described in a deed executed by suburban Land Company to Mrs. Anne M Browne January 31st, 1912 and recorded in Volume 16, Page 292, R.M.C. Office for Greenville County, State aforesaid, said lot being No. 44 of Suburban Land Company, subdivision known as Sans Souci Villa, fronting ninety-one (91) feet on Brockman Avenue.

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 Eleanora P. Koester, her 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 Eleanora P. Koester, her Heirs and Assigns, against myself 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 the 10th day of July in theyear of our Lord one thousand, nine hundred and fifteen and in the one hundred and fortieth year of the Independence of the United States of America.

Signed, Sealed and delivered
in the presence of:
Virginia Waddell,
H. C. McKnight.

Geo. R. Koester (Seal)

(Stamps canceled .50 ¢)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Virginia Waddell and made oath that he saw the within named George R. Koester sign, seal and as his act and deed deliver the within written deed, and that she with H. C. McKnight witnessed the execution thereof.

Sworn to and subscribed to
before me, this the 10th day
of July, A.D. 1915.

Virginia Waddell.

H. C. McKnight (Seal)
Notary Public for S.C.

Recorded for September 13th, 1915.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, under date of February 28, 1914, the names of those hereinafter signed to this instrument by Sallie Hart Harris, Attorney in Fact, executed and delivered to her a Power of Attorney to make this deed, and the wives of such makers of said power who might have a Dower interest in said land, regularly renounced their dower on said Power; Now in pursuance thereof,

KNOW ALL MEN BY THESE PRESENTS: That we, N. Henry Harris, Sallie H. Harris, Edna E. Willis, F. M. Harris, G. G. Harris, Mary H. Willis, Susan H. Pilcher and Nona H. Squires, by Sallie Hart Harris, Attorney in Fact, in the State aforesaid, in consideration of the sum of Four Hundred & Fifty Dollars to us in hand paid at and before the sealing of these presents by Mrs Eva Schrader (the receipt where of is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mrs. Eva Schrader, a certain lot of land in Greenville Township, Greenville Co., State of S.C. & known as lot No (21) on Virginia Avenue, on the map of the subdivision of J. M. Harris, known as Highland & filed in Office of R.M.C. Greenville, Co. S.C. & recorded in Plat Book C. Page 146.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Mrs. Eva Schrader heris and assigns forever; upon the following terms and conditions, which are conditions subsequent, to-wit:

FIRST. That property is not to be sold, rented or otherwise disposed of to persons of African descent.

SECOND. That no liquor, ardent spirits or near beer are to be sold on the property.

THIRD. That no house shall be built on the lot herein described to cost less than 750 Dollars, but any person may use two or more lots, placing one residence thereon.

FOURTH. That no building shall be erected nearer the street than 10 feet from the Street.

FIFTH. That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or infury the value of any of the neighboring lots.

SIXTH. That the layout of the lots as shown on said plat shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

SEVENTH. That the grantors reserve the right to lay and place or authorize the laying and placing of electric or other street-car tracts, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instruments of public utility, on or in any of the Streets of said grantors without compensation to any lot owner.

In the event of a violation by the purchaser of the first provision above, the title to the property herein described shall revert to the grantors, except as against lien creditors, and in event of a violation of any of the other provisions above, the grantors shall have the right to enforce the same by proper proceedings.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mrs Eva Schrader, her heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS AND SEALS this the 30 day of November in the year of our Lord, one thousand nine hundred and 14, and in the one hundred and 39th year of the Independence of the United States of America.
(See next page)

For Dowry to this Deed, see Deed Book 37 at page 120.