

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of...

Twenty four Hundred and fifty 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 C. Godfrey Weston

All that certain piece parcel and lot of land lying and being situate on the north side of Crescent Avenue... being known and designated as lot No. 18 upon a plat of Crescent Terrace... said lot having a front on Crescent Avenue at corner of lot No. 17 and running thence N. 5-41 N. 38.4.5 feet, thence S. 89-07 N. 70 feet to lot No. 19 thence S. 5-41 E. along lot No. 19, 289.7 feet to Crescent Avenue thence along Crescent Avenue N. 84.40 E. 70 feet to beginning corner of said lot being a portion of the lands conveyed to the Poinsett Realty Company by S. H. Landal by her deed dated June 25th 1919 and recorded in the office of R. M. C. for Greenville County in Book 54 at page 61 reference being hereby made to the said deed and plat for a more definite and particular description of this lot of land.

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... hereinafter named, and his heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall ever be sold, rented, or otherwise disposed to negroes.
(2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance.
(3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat of the same.
(4) No buildings shall ever be erected upon the said property within 40 feet of the present line of the street upon which it faces.
(5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$6000.00, nor less than 2 stories in height shall be erected upon the said property within a period of 5 years from date of this instrument.

And the said granting corporation does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the grantee... hereinafter named, and his 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, James Johnson, its president, and Jas. M. Richardson, its Secretary and Treasurer, on this 15th day of July in the year of our Lord one thousand, nine hundred and nineteen and in the one hundred and forty third year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: James Johnson, J. G. Leatherwood, Poinsett Realty Company, S. Louis Sheffer, Pres. (L. S.), Jas. M. Richardson (L. S.), Secy & Treas.

STATE OF SOUTH CAROLINA, County of Greenville. (For a Release to this deed, see deed book 47, at page 464.)

PERSONALLY appeared before me J. G. Leatherwood and made oath that he saw Louis Sheffer as President and Jas. M. Richardson as Secy & Treas. of Poinsett Realty Company, 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 James Johnson, witnessed the execution thereof.

SWORN to before me this 16th day of July A. D. 1919. James D. Bates, Notary Public for South Carolina.

Recorded Aug 1st 1919

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of...

Twenty four Hundred and fifty 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 Howard Caldwell

All that certain piece parcel and lot of land lying and being situate on the south side of Crescent Avenue... being known and designated as lot No. 30 upon a plat of Crescent Terrace... said lot having a front on Crescent Avenue of seventy feet, and extending back from Crescent Avenue in a southerly direction in several lines two hundred and fifty (250) feet to lot No. 33 said lot being bounded on the north by Crescent Avenue, on the east by lot No. 31, on the south by lot No. 33 and on the west by property belonging to S. H. Landal, now said lot being a portion of the lands conveyed to the Poinsett Realty Company by S. H. Landal by her deed bearing date the 25th day of June 1919 which said deed is recorded in the office of R. M. C. for Greenville County in Book 54 at page 61 reference to the said deed and plat for a more definite and particular description of the said lot of land.

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... hereinafter named, and his heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall ever be sold, rented, or otherwise disposed to negroes.
(2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance.
(3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat of the same.
(4) No buildings shall ever be erected upon the said property within 30 feet of the present line of the street upon which it faces.
(5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$6000.00, nor of one story construction shall be erected upon the said property within a period of 5 years from date of this instrument.

And the said granting corporation does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the grantee... hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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