

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...

W.E. Razor, All that certain piece, parcel and lot of land lying and being, situate on the north side of Crescent Avenue, and on the west side of Jones Avenue, in the City of Greenville, County and State aforesaid, and being known and designated as Lot No. 14, upon a plat of Crescent Terrace, which said plat is recorded in Plat Book E., at page 137 in office of R.M.C. for Greenville County, said lot beginning at an iron pipe on the corner of Crescent and Jones Avenues and running thence along Jones Avenue N. 0-10 E. 262.2 feet to an iron pipe; thence S. 89-07 W. 97.8 feet; thence S. 5-41 E. 269.2 feet to Crescent Avenue; thence along Crescent Avenue N. 84-40 E. 70 feet to beginning corner on Crescent and Jones Avenues; this said lot being bounded on the north by lots Nos. 12 and 13, on the east by Jones Avenue, on the south by Crescent Avenue and on the west by lot No. 15; this said lot being a portion of a tract of land conveyed to the Poinsett Realty Company by S.K. Tindal 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 thereto being made for a more particular and definite description of this lot of land.

State of South Carolina, Greenville County. -For value received, I, S.K. Tindal, do hereby release and relinquish the within described property from the lien of a mortgage given to me by the Poinsett Realty Company on the 25th day of June 1919, in the sum of Fifty-two thousand (\$52,000.00) Dollars, which said mortgage is recorded in the office of R.M.C. for Greenville County in Book 42, at page 169.

In witness whereof I do hereunto set my hand and seal this 31, day of July, A.D. 1919. Hellen A. Morgan - B.A. Morgan. S.K. Tindal, (L.S.)

State of South Carolina, Greenville County. - Personally appeared before me Hellen A. Morgan and made oath that she saw the above named S.K. Tindal sign, seal and as her act and deed deliver the above written Release, and that she with B.A. Morgan witnessed the same. Sworn to before me this 31, day of July A.D. 1919. B.A. Morgan - Hellen A. Morgan.

Notary Public for S.C.

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 lower than 2 stories

shall be erected upon the said property within a period of 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, Louis Sherfese, its President and Jas. M. Richardson, its Secretary & Treasurer

on this the 15th day of July in the year of our Lord one thousand, nine hundred and nineteen and in the one hundred and 43rd year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Juanita Johnson, J.G. Leatherwood, Poinsett Realty Co., Louis Sherfese, Pres., and Jas. M. Richardson, Secty. & Treas.

Stamps \$2.50 STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw Louis Sherfese as President and Jas. M. Richardson as Secty. & 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 Juanita Johnson, witnessed the execution thereof.

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

Recorded August 7th, 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...

Harry P. Wilkins, do hereby certify that certain piece parcel and lot of land lying and being situate on the north side of Crescent Avenue, in the City of Greenville, County and State aforesaid, being known and designated as Lot No. 15, upon a plat of Crescent Terrace, said plat being recorded in the office of R.M.C. for Greenville County, in Plat Book E, at page 137, the beginning of Crescent Avenue at a point 70 feet from Jones Avenue and running thence N. 5-41 E. 269.2 feet; thence S. 89-07 W. 64.6 feet; thence S. 5-41 E. 274.3 feet to Crescent Avenue thence along Crescent Avenue N. 84-40 E. 64.4 feet to beginning corner, this said lot of land being bounded on the north by lot Nos. 11 and 12 on the east by lot No. 14 on the south by Crescent Avenue and on the west by lot No. 16, and being a portion of a tract of land conveyed to the Poinsett Realty Company by S.K. Tindal by his deed dated June 25th 1919 and recorded in the office of R.M.C. for Greenville County in Book 54 at page 61, reference is hereby made to the said deed and plat for a more particular and definite 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 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

shall be erected upon the said property within a period of 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 Louis Sherfese, its President and Jas. M. Richardson, its Secretary and Treasurer

on this the 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: Juanita Johnson, J.G. Leatherwood, Poinsett Realty Company, Louis Sherfese, Pres., and Jas. M. Richardson, Secty. & Treas.

Stamps \$2.50 STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw Louis Sherfese as President and Jas. M. Richardson as Secty. & 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 Juanita Johnson, witnessed the execution thereof.

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

Recorded August 18th, 1919.

For a Release to this Deed see deed Book Volume #47 at Page 389