

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-eight hundred (\$2800.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

C.B. Martin, All 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, and being known and designated as lot No. 19 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, beginning on Crescent Avenue at a point 140 feet from Capers Street, and running thence along Crescent Avenue N. 84-40 E. 80 feet; thence N. 5-41 W. 269.7 feet; thence S. 89-07 W. 80.2 feet; thence S. 5-41 E. 295.9 feet to beginning corner, and bounded on the north by lots Nos. 7 and 8 on the east by lot No. 18, on the south by Crescent Avenue and on the west by lot No. 20; this being a portion of the lands 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 definite and particular description of the said 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 31st day of July, A.D. 1919.

Helen A. Morgan - B.A. Morgan. S.K. Tindal (L.S.) State of South Carolina, Greenville County. Personally appeared before me Helen 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 execution thereof. Sworn to before me this 31st day of July A.D. 1919. B.A. Morgan (L.S.) Helen 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... hereinabove 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 never 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 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... hereinabove 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 Sherfesee, 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 44th 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 Sherfesee, Pres., and Jas. M. Richardson, Secy. & Treas. Stamps \$3.00

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw Louis Sherfesee 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 Juanita Johnson, witnessed the execution thereof.

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

Recorded August 20th, 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-eight hundred and Forty DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

C.H. Talley, All that certain piece, parcel and lot of land lying and being situate on the south side of Crescent Avenue, City of Greenville, County and State aforesaid, and being known and designated as lot No. 29 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, said lot beginning at an iron pipe at the corner of Crescent Avenue and Capers Street, and running thence along Crescent Avenue S. 84-40 W. 69.6 feet to corner of lot now belonging to C.H. Talley; thence along said lot 21.0 feet to lot No. 78; thence along said lot No. 78, N. 84-40 E. 71.5 feet to Capers Street; thence along Capers Street N. 5-41 W. 210 feet to beginning corner, said lot being bounded on the north by Crescent Avenue, on the east by Capers Street on the south by lot No. 78 and on the west by lot No. 28.

Also all that other small lot of land lying and being situate in the City of Greenville, and being the rear portion of lot No. 28, as described 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. This said small lot of land beginning in the rear of the lot now belonging to C.H. Talley and conveyed to him by S.K. Tindal, at a point 200 feet from Crescent Avenue, and running thence along the back of C.H. Talley's lot S. 5-10 E. 10 feet to lot No. 78; thence along lot No. 78 N. 84-40 E. 60 feet to lot No. 29; thence along lot No. 29 N. 5-10 W. 10 feet; thence S. 84-40 W. 60 feet to beginning corner. Both of the above described lots of land are portions 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 to the said deed and plat being made for a more particular and definite description of these two lots 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... hereinabove 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 never 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 and of 2 story construction 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... hereinabove 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 Sherfesee, 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 44th 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 Sherfesee, Pres., and Jas. M. Richardson, Secy & Treas. Stamps \$3.00

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Juanita Johnson and made oath that he saw Louis Sherfesee 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 J.G. Leatherwood, witnessed the execution thereof.

SWORN to before me this 16th day of July A. D. 1919 Juanita Johnson James R. Bates (SEAL) Notary Public for South Carolina.

Recorded August 26th, 1919

Handwritten note: Saw at release to the Bank, see Bank Book 47 page 49 21