

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...

Ten dollars and other valuable considerations... 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

Alma Hicks, Emmie Hicks and Robert Jackson: All of that piece, parcel or lot of land in Greenville Township, County and State aforesaid, just outside of the Corporate limits of the City of Greenville, and more particularly described as follows: Beginning at an iron spike on the Northeast side of Augusta Street, and on the southeast side of an alley or roadway, and running thence with Augusta Street S. 45-11 E. 275.3 feet to an iron pin on Malinda - Martins' line; thence with her line N. 32-13 E. 109.1 feet to an iron pin; thence still with her line S. 48-36 E. 100.1 feet to an iron pin in line of Bout Miller; thence with Miller's line N. 32-01 E. 220.2 feet to an iron pin; thence with line of E.G. Griffin N. 46-34 W. 333.2 feet to an iron pipe on the Southeast side of an alley or roadway above mentioned; thence with the southeast side of the alley or roadway in a southwesterly direction to the beginning corner, as shown on plat of property of Cagle Park Co.; recorded in the R.M.C. Office for Greenville County in plat book C., page 238 and being the same property conveyed to the Poinsett Realty Company by F.C. Lupo and W.R. Lupo by their deed dated June 27, 1919 and recorded in the R.M.C. Office for Greenville County in Vol. 53, page 98. Subject, however to the same restrictions fully set forth in a deed from Cagle Park Co. to F.C. and W.R. Lupo dated Dec. 17, 1918, and recorded in the R.M.C. Office for Greenville County in Vol. 25, page 410.

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...

- (1) The property herein conveyed for 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... 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 \$... Dollars, 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... their 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 Sherfessie, as Prest. and Jas. M. Richardson, as Secty. & Treas.

on this the 4th, day of Feby., in the year of our Lord one thousand, nine hundred and 20, 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:
Mettie A. Rogers, J.G. Leatherwood, Poinsett Realty Company, Louis Sherfessie, Pres. and Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me, Mettie A. Rogers and made oath that she saw Louis Sherfessie as Prest. 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 she, with J.G. Leatherwood, witnessed the execution thereof.

SWORN to before me this 4th, day of Feby., A. D. 1920, Mettie A. Rogers, J.G. Leatherwood (SEAL) Notary Public for South Carolina.

Recorded April 20th, 1920.

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...

Ten (\$10.00) Dollars and other valuable considerations... 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

Jas. M. Richardson, his heirs and assigns forever. All that certain piece, parcel and lot of land, lying and being situate in the County and State aforesaid, on the North side of Augusta Road, just outside of the City of Greenville, and being known and designated as Lot No. 93, upon a plat of Crescent Terrace, said lot beginning on the Augusta Road at a point 238.9 feet from Capers Street and running thence N. 43-39 E. 200 feet to lot No. 97 upon said plat; thence N. 46-21 W. 70 feet to lot No. 94; thence along the line of lot No. 94 S. 43-39 W. 200 feet to the Augusta Street; thence along Augusta Street S. 46-21 E. 70 feet to the beginning corner.

State of South Carolina, Greenville County. For value received I, S.K. Tindal, by H.B. Tindal, Attorney in Fact, 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, page 169.

In witness whereof I do hereunto set my hand and seal this 3rd, day of April A.D. 1920. B.A. Morgan - James R. Bates. S.K. Tindal (L.S.) By H.B. Tindal, Atty. in Fact (L.S.)

Personally appears before me James R. Bates and made oath that he saw the above named S.K. Tindal by H.B. Tindal, Attorney in Fact, sign, seal and as her act and deed deliver the above written Release and that he with B.A. Morgan witnessed the execution thereof.

Sworn to before me this 3, day April A.D. 1920. B.A. Morgan (Seal) Notary Public for S.C. James R. Bates

(6) Subject to the following condition and reservation in addition to the five below named and numbered; No mercantile building or residential apartment shall ever be erected upon the said property.

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...

- (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 nor of one 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... 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 Sherfessie, Prest. and Jas. M. Richardson, Secty. & Treas.

on this the 20th, day of April, in the year of our Lord one thousand, nine hundred and 20, 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:
J.G. Leatherwood, Mettie A. Rogers, Poinsett Realty Company, Louis Sherfessie, Prest. and Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me, Mettie A. Rogers and made oath that she saw Louis Sherfessie 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 she, with J.G. Leatherwood, witnessed the execution thereof.

SWORN to before me this 1st, day of April, A. D. 1920, Mettie A. Rogers, J.G. Leatherwood (SEAL) Notary Public for South Carolina.

Recorded April 24th, 1920.