

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.....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 and his heirs and assigns: All that certain piece, parcel and lot of land, lying and being situate in the County and State aforesaid, just outside the City of Greenville on the East side of Capers Street and being known and designated as lot No. 72 upon a plat of Crescent Terrace, said plat being recorded in the office R.M.C. for Greenville County in Plat Book E., at page 137, said lot begins at a point on Capers Street at corner of lot No. 71 and runs thence back along the line of said lot N. 84-19 E. 226.8 feet to lot No. 41; thence along the line of lot Nos. 41 and 40, N. 2-08 W. 70 feet to corner of lot No. 73; thence along the line of lot No. 73 S. 84-19 W. 231.2 feet to Capers Street; thence along Capers Street S. 5-41 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 above 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 hereto set my hand and seal this 8th, day of May A.D. 1920. James R. Bates, S.K. Tindal, (Seal) H.B. Tindal, (Seal) Attorney in Fact.

B.A. Morgan State of South Carolina, Greenville County. - Personally appears before me James R. Bates who on oath says 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 8th, day of May A.D. 1920. B.A. Morgan (Seal) James R. Bates Notary Public for S.C.

No. 6- Subject to the following reservations and conditions in addition to the five below named and numbered:- no mercantile building or residential apartment shall ever be erected upon 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..... 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 \$4000.00 nor of one story construction.

shall be erected upon the said property within a period of..... years from date of this instrument. (see above for condition No. 6)

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 Sherfesse, President and Jas. M. Richardson, Secty. and Treas.

on this the 30 day of April in the year of our Lord one thousand, nine hundred and 20 and in the one hundred and 34th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Mattie A. Rogers, J.G. Leatherwood, Poinsett Realty Co. By Louis Sherfesse, President and Jas. M. Richardson, Secty. & Treas. (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that s/he saw Louis Sherfesse 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 s/he, with J.G. Leatherwood, witnessed the execution thereof.

SWORN to before me this 30th day of April A. D. 1920 J.G. Leatherwood (SEAL) Notary Public for South Carolina. Mattie A. Rogers

Recorded May 8th, 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 dollars and other considerations.....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, his heirs and assigns forever, All those two certain lots or parcels of land lying and being situate on the West side of Jones Avenue, just outside of the City of Greenville, in the County and State aforesaid, said lots being known and designated as Lots Nos. 38 and No. 41 upon a plat of Crescent Terrace, said plat being recorded in the office of the R.M.C. for Greenville County in Plat Book E., at page 137, and upon said plat the two lots as aforesaid are more specifically described as follows:-

Lot No. 38 begins at a point on Jones Avenue at corner of lot No. 37 and runs thence along the line of Lot No. 37, N. 89-10 W. 237.7 feet to lot No. 75; thence along line of lot No. 75 and Lot No. 74 S. 2-08 E. 70 feet to lot No. 39; thence along the line of Lot No. 39 S. 89-10 E. 234 feet to Jones Avenue; thence along Jones Avenue N. 0-50 E. 70 feet to the beginning corner. Lot No. 41, begins at a point on Jones Avenue at corner of lot No. 40 and runs thence along line of lot No. 40, N. 89-10 W. 226.8 feet to line of Lot No. 72; thence along line of lot No. 72 and lot No. 71 S. 2-08 E. 70.1 feet to corner of Lot No. 43; thence S. 89-10 E. along the line of lot No. 42, 223.1 feet to Jones Avenue; thence along Jones Avenue N. 0-50 E. 70 feet to the beginning corner.

#6. Subject to the following conditions and reservations in addition to the five below named and numbered:- no mercantile building or residential apartment shall ever be erected upon 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..... 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 25 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 \$4000.00 nor of one story construction.

shall be erected upon the said property within a period of..... years from date of this instrument. (see above for condition No. 6)

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 Sherfesse, its President and Jas. M. Richardson, its Secretary and Treasurer

on this the 30th day of April in the year of our Lord one thousand, nine hundred and twenty 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: Mattie A. Rogers, J.G. Leatherwood, Poinsett Realty Co. By Louis Sherfesse, Pres. and Jas. M. Richardson, Secty. & Treas. (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville. (For a Release to this Deed, see deed book #60, at page 162.)

PERSONALLY appeared before me Mattie A. Rogers and made oath that s/he saw Louis Sherfesse 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 s/he, with J.G. Leatherwood, witnessed the execution thereof.

SWORN to before me this 30th day of April A. D. 1920 J.G. Leatherwood (SEAL) Notary Public for South Carolina. Mattie A. Rogers

Recorded June 10th, 1920