

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

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

E. Godfrey Webster, his heirs and assigns forever, All those two certain lots or parcels of land, lying and being situate on the north side of Augusta Road, just outside of the City of Greenville, County and State aforesaid, and being known and designated upon a plat of Crescent Terrace as Lots Nos. 55 and 56, said plat is recorded in the office of the R.M.C. for Greenville County in Plat Book E., at page 137, and reference thereto will show the said lots of land to be described as follows:

Lot No. 55 begins at a point on the Augusta Road 94 feet from Jones Avenue and runs thence along the line of Lot No. 53, N. 43-39 E. 101.5 feet to Jones Avenue; thence along Jones Avenue N. 0-50 E. 121.3 feet to corner of lot No. 56; thence along the line of lot No. 56 S. 43-39 W. 190.5 feet to Augusta Road; thence along the Augusta Road S. 46-21 E. 82.7 feet to the beginning corner.

Lot No. 56 begins at the corner of Lot No. 55 above described and runs thence along the line of lot No. 55, 190.5 feet to Jones Avenue; thence along Jones Avenue N. 0-50 E. 13 feet to Lot No. 53; thence along the line of Lot No. 53, N. 46-21 W. 69.2 feet to Lot No. 57; thence along the line of Lot No. 57, S. 43-39 W. 200 feet to the Augusta Road; thence along the Augusta Road S. 46-21 E. 78 feet to the beginning corner.

It is understood and agreed that Lots Nos. 53 and 54, as shown upon plat of Crescent Terrace, above referred to, have been dedicated by this company as parks for the use and benefit of the public generally.

(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 anyway 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 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 \$6000.00 nor of one story construction shall be erected upon the said property within a period of 25 years from date of this instrument.

shall be erected upon the said property within a period of 25 years from date of this instrument, (See above for condition 76)

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 Sherfesee, 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., Louis Sherfesee, Prest., Jas. M. Richardson, Secty. & Treas.

Stamps \$1.50

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that she saw Louis Sherfesee 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 30th day of April A. D. 1920 J.G. Leatherwood (SEAL) Notary Public for South Carolina. Mattie A. Rogers

Recorded June 18th, 1920.

For a Release to this Deed, see Deed Book 60 page 169.

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

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.H. Talley and O.H. Howard,

All that certain piece, parcel and lot of land situate, lying and being in the County and State aforesaid, and known and designated as Lot No. 84 upon a plat of the property of Poinsett Realty Company, made by R.E. Dalton, Engr., July 1919, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book E., page 137, said lot being more particularly described as follows: Beginning at a stake on the west side of Capers Street, and at corner of lot No. 83, and running thence along line of lot No. 83, S. 84-19 W. 175 feet to a stake at corner of lots Nos. 83 and 84; thence S. 5-41 E. 70 feet to a stake at joint corner of lots Nos. 84 and 85; thence along line of lot No. 85, N. 84-19 E. 175 feet to a stake on Capers Street; thence along Capers Street N. 5-41 W. 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 15th day of March A.D. 1920. S.K. Tindal (L.S.) By H.B. Tindal, Atty. in Fact. (L.S.)

(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 anyway incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and their 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 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 25 years from date of this instrument.

shall be erected upon the said property within a period of 25 years from date of this instrument, (See above for condition 76)

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 Sherfesee, Prest. and Jas. M. Richardson, Secty. & Treas.

on this the 2nd day of March 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 Company, Louis Sherfesee, Prest., Jas. M. Richardson, Secty. & Treas.

Stamps \$1.50

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that she saw Louis Sherfesee 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 2nd day of March A. D. 1920 J.G. Leatherwood (SEAL) Notary Public for South Carolina. Mattie A. Rogers

Recorded August 21st, 1920.

For another Plat to this Deed see Deed Book 84 at Page 301