

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

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.M. 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. 83 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. 82, and running thence along line of lot No. 82, S. 84-19 W. 175 feet to a stake at corner of lots Nos. 82 and 83; thence S. 5-41 E. 70 feet to a stake at corner of lots Nos. 83 and 84; thence along line of lot No. 84, N. 84-19 E. 175 feet to a stake on Capers Street, at corner of lots Nos. 83 and 84; 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. C.B. Martin, S.K. Tindal (L.S.) B.A. Morgan. 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 anywise 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 years from date of this instrument (See above for condition #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 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 Sherfesse as Prest. and Jas. M. Richardson, as 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 Co., Louis Sherfesse, Prest., Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that she saw Louis Sherfesse 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 Book 84 Page 301

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

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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

John J. Woodside, his heirs and assigns forever. All that certain piece, parcel and lot of land lying and being situated on the west side of Capers Street, in the City of Greenville, County and State aforesaid and being known and designated upon a plat of Crescent Terrace as lot no. 79, said lot begins at a point on Capers Street 285.5 feet from Crescent Avenue at corner of lot no. 78, and runs thence N. 84-19 W. 175 feet to a stake; thence S. 5-41 E. 70 feet to corner of lot no. 80; thence along the line of lot no. 80 N. 84-19 E. 170 feet to Capers Street; thence along Capers Street N. 5-41 W. 70 feet to the beginning corner.

(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 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 \$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 #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 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 Sherfesse as President and Jas. M. Richardson as Secty. & Treas.

on this the 22nd day of March in the year of our Lord one thousand, nine hundred and twenty and in the one hundred and forty-fourth year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Mattie A. Rogers, C.B. Martin, Poinsett Realty Co., Louis Sherfesse, Prest., Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that she saw Louis Sherfesse 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 C.B. Martin, witnessed the execution thereof.

SWORN to before me this 4th day of March A.D. 1920. C.B. Martin (SEAL) Notary Public for South Carolina. Mattie A. Rogers

Recorded December 10th, 1920

For as release to the deed, see Deed Book 61 page 40.