

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) 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

Mrs. Beulah E. Maddox, her heirs and assigns forever, (All that certain piece, parcel or lot of land just outside the incorporate limits of the City of Greenville, County and State aforesaid, being known and designated upon a plat of the property of the Poinsett Realty Company, made by R.E. Dalton, Engr., July 1919 as Lot No. 95, of "Crescent Terrace", and being more specifically described as follows: Beginning at a stake on Augusta Street, joint corner of lots Nos. 95 and 94, and running thence along line of said lots Nos. 95 and 94, N. 43-39 E. 200 feet to stake, joint corner of said lots Nos. 95 and 94; thence N. 46-21 W. 85 feet to stake, joint corner of Lots Nos. 95 and 96; thence along line of said lots Nos. 95 and 96, S. 39-22 W. 200.5 feet to stake on Augusta Street, joint corner of lots Nos. 95 and 96; thence along said Augusta Street S. 46-21 E. 70 feet to the beginning corner. The plat herein referred to being recorded in the R.M.C. Office for Greenville County, in Plat Book E., page 137.)

No. 6:- Subject to the following conditions and reservations in addition to the five named and mentioned below:- 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 her 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 above for condition No. 6 Dollars, years from date of this instrument. (see /)

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 her 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 Sherfessae, President and Jas. M. Richardson, Secretary and Treasurer

on this the 29th day of March in the year of our Lord one thousand, nine hundred and twenty-one 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: W.M. Walters, C.B. Martin, Poinsett Realty Co., Louis Sherfessae, Pres. and Jas. M. Richardson, Secy. & Treas.

Stamps \$2.50 STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me W.M. Walters and made oath that he saw Louis Sherfessae as President and Jas. M. Richardson as Secretary & Treasurer 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 he, with C.B. Martin, witnessed the execution thereof.

SWORN to before me this 29th day of March A. D. 19 21 W.M. Walters Notary Public for South Carolina.

Recorded April 6th, 1921

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

Idae J. Sullivan, her heirs and assigns forever:- All that certain lot of land in the County and State aforesaid, in the City of Greenville, in Crescent Terrace, being known and designated upon a plat of the property of the Poinsett Realty Company, recorded in the R.M.C. Office for Greenville County, in Plat Book E., page 137, as Lot No. 81, and having the following metes and bounds, to-wit:- Beginning at a stake on the West side of Capers Street, joint corner of Lots Nos. 81 and 82, and running thence along line of lot No. 82, S. 84-19 W. 175 feet to stake, joint corner of lots Nos. 81 and 82; thence W. 5-41 W. 70 feet to stake, joint corner of lots Nos. 80 and 81; thence along line of Lot No. 80, N. 84-19 E. 175 feet to Capers Street, joint corner of Lots Nos. 80 and 81; thence with Capers Street S. 5-41 E. 70 feet to the beginning corner.

State of South Carolina, County of Greenville. 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 certain mortgage given to me by the Poinsett Realty Company, on the 25th day of June, 1919, in the sum of fifty-two thousand dollars, which said mortgage is recorded in the R.M.C. Office for Greenville County, in Vol. 42, page 169. In witness whereof I, do hereto set my hand and seal this 22, day of April A.D. 1921. In presence of: S.K. Tindal (Seal) By H.B. Tindal, Attorney in Fact. Helen A. Morgan, B.A. Morgan.

(6) Subject to the following conditions and restrictions 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 hereinafter named, and her 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 20 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 Dollars, 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 her 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 Sherfessae, President and Jas. M. Richardson, Secretary and Treasurer

on this the 22 day of April in the year of our Lord one thousand, nine hundred and twenty-one and in the one hundred and 45th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: C.F. Haynsworth, W.M. Walters, Poinsett Realty Company, Louis Sherfessae, President and Jas. M. Richardson, Secy. & Treas.

Stamps \$1.00 STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me C.F. Haynsworth and made oath that he saw Louis Sherfessae as President and Jas. M. Richardson as Secretary & Treasurer 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 he, with W.M. Walters, witnessed the execution thereof.

SWORN to before me this 22 day of April A. D. 19 21 W.M. Walters Notary Public for South Carolina. C.F. Haynsworth

Recorded May 4th, 1921

For a Release to this Deed, see Deed Book #61 at page 127.

See another Deed to this Deed, see Deed Book 61 page 179.