

S. C. stamps \$2.00.

State of South Carolina  
County of Greenville,

Know all men by these Presents that Riverside Land Company, a Corporation chartered under the laws of the state aforesaid, and having its Principal Place of business at Greenville, in the state aforesaid, for and in consideration of the sum of Eight Hundred (\$800.00) 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 J. T. Babb; -

Those two (2) certain lots of land situate in the County and State aforesaid being a part of the lands of said Company, known as "Riverside", said lots being known and designated on a Plat of said lands made by Carter and Phynge, Surveyors, (which Plat is of record in said office) as lots numbers 1 and 2 of block "B" fronting 209 and 210 feet respectively on Colonial Avenue, bounded and described as follows:

Lot No. 1: - Beginning at a stake at the Southwest corner of the intersection of Colonial Avenue and Hill Street; thence with Hill Street in a southerly direction S. 10-15 E. 68.5 feet to an iron pin, corner of lot now or formerly of Garland Jones; thence with line of that lot and lot now or formerly of H. P. Kelley 209 feet to a stake, corner of lot No. 2; thence with the line of that lot in a northerly direction 67.3 feet, more or less, to a stake on Colonial Avenue; thence with Colonial Ave. 209 feet to the Point of beginning.

Lot No. 2: - Beginning at a stake on Colonial Avenue, joint corner of lots Nos. 1 and 2; thence with Colonial Avenue in a southerly direction approximately S. 79-40 E. 210 feet to a stake; joint corner of lots Nos 2 and 3; thence with the joint line of said lots in a southerly direction 67.3 feet to a stake, corner of lot now or formerly of J. T. Martin; thence in a westerly direction with his line and line of lot now or formerly of Springfield 210 feet to a stake; joint corner of lots Nos. 1 and 2; thence in a northerly direction with the joint line of said lots 67.3 feet, more or less, to the Point of beginning.

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 J. T. Babb, heirs and assigns forever.

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upon the following Conditions however: -

First - That the Property is not to be sold, rented or otherwise disposed of to Persons of African descent.

Second: - That no liquors or Ardent Spirits are to be sold on the Property.

Third - That no Residence shall be built on said lot to cost less than - Dollars, but any Person may use two or more lots, placing one residence thereon.

Fourth - That no building shall be erected nearer the street than the building line shown on the said Plat, which is - feet from all streets.

Fifth - That no use shall be made of the lot sold, or any part thereof, would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth - That the lay out of the lots as shown on said Plat shall be adhered to; and no scheme of facing lots in any other direction than that shown on said Plat shall be Permitted.

Seventh - That the Company reserves the right to lay and place or authorize the laying and placing of electric or other street car tracks, sewer, gas, and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or installment of Public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.

And the said granting Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the grantee hereinafter named, and 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, to-wit: its President and Secretary on this the Twenty-eighth day of January in the year of our Lord One thousand, nine hundred and Twenty-seven and in the one hundred and fifty-first year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Henry Wright.  
Eunice Wood

Riverside Land Company  
by H. J. Haysworth, President.  
and J. W. McCallough Secretary

(over)