

STATE OF SOUTH CAROLINA,

County of _____

KNOW ALL MEN BY THESE PRESENTS, That, Monaghan Mills a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville County, State of South Carolina, for and in consideration of the sum of Two Hundred and Fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by J. F. Huggins, hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

All that piece, parcel or lot of land situated and being in the County and State aforesaid, near the city of Greenville, in the subdivision known as the Monaghan Addition, to wit: Beginning on Smyth Street and running thence 110 feet to a stake, thence 16.4 to a stake; thence 105 feet to Smyth Street, thence with Smyth Street N. 10-45 E. 29 3/16 feet to the beginning, being all of lot No. 5 Monaghan Annex, plat of which is recorded in office of Register of Meane Conveyance.

Stamp canceled & void.

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.

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 hereinabove named, and his heirs and assigns forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon to cost less than _____ Dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is _____ feet from the street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

Thomas M. Marchant, Pres. and W. E. Beattie, Treasurer.

on this the 17th day of June in the year of our Lord one thousand, nine hundred and sixteen and in the _____ year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Herbert Lindsay Monaghan Mills
Sam. R. Zimmerman By W. E. Beattie, Pres.
And J. M. Marchant, Pres.

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me Herbert Lindsay and made oath that he saw J. M. Marchant as President and W. E. Beattie as Treasurer of Monaghan Mills 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 Sam. R. Zimmerman witnessed the execution thereof.

Sworn to before me this 19th day

June A. D. 1916.
Sam. R. Zimmerman (L. S.)
Notary Public for S. C. Herbert Lindsay

Recorded for July 11th 1916.

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That, Suburban Land Company a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville County, State of South Carolina, for and in consideration of the sum of Six Hundred Ninety DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by Leora P. McVee, hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

In section about 2 1/2 miles north of the City of Greenville known as San Souci Villa and being designated as lot no. 53 of San Souci Villa and having the following metes and bounds to wit: Beginning at a pin on the west side of the Furman road, joint corners with lot no. 54 and running thence N. 57-25 W. 186 feet, 6 inches to a pin, thence in a southerly direction along lines of lots nos. 45 and 44, 61 feet and 8 inches to a pin joint corners with lot no. 52, thence S. 57-25 E. 184 feet and 3 inches to a pin on the Furman Road thence with said Furman Road N. 16 E. 60 feet and 6 inches to the beginning point said plat of property being of record in the office of R. M. C. for Greenville County in plat book "A" pages 570 and 571.

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 her heirs and assigns forever.

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 hereinabove named, and her heirs and assigns forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon to cost less than fifteen hundred Dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is fifteen feet from the street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

F. F. Hunt, President and Frank F. Martin, Secy. & Treas.

on this the 29th day of September in the year of our Lord one thousand, nine hundred and sixteen and in the One Hundred forty first year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Lillian E. Somers Suburban Land Company
J. E. Strubling By F. F. Hunt, Pres.
And Frank F. Martin, Secy. & Treas.

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me Lillian E. Somers and made oath that she saw F. F. Hunt as President and Frank F. Martin as Secretary and Treasurer of Suburban Land Co. 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. E. Strubling witnessed the execution thereof.

Sworn to before me this 29th day

September A. D. 1916.
Ray H. Rozeman (L. S.)
Notary Public for S. C. Lillian E. Somers

Recorded for September 30 1916.