

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View 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 Four hundred twenty-five DOLLARS,

to it in hand duly paid at or before the sealing and delivery of these presents by E. McMillan, hereinafter referred to as the Grantee (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 and being known and designated as Lot No. 26, Block A., according to a plat made by W.A. Adams, February 1910 and on record in the office of R.M.C. for Greenville County in Plat Book A., at pages 396 and 397, and having the following metes and bounds, to-wit: Beginning at a pin on the east side of Gridley Street, 168 feet from the corner of Martin St. and running thence in an Easterly direction along joint lines of lot No. 27, 188 1/2 feet to a pin on a ten foot alley; thence with said alley in a northerly direction, 50 feet to a pin joint corners with lot No. 25; thence in a westerly direction along joint lines with lot No. 25, 181 1/2 feet to a pin on Gridley St.; thence with said Gridley Street, 50 feet to the beginning corner.

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 one thousand 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:

T.F. Hunt, Pres. & Treas. and J.Theo. Solomons, Jr., Secty.

on this the 9th day of April in the year of our Lord one thousand, nine hundred and nineteen and in the 143rd year of the sovereignty and independence at the United States of America.

Signed, sealed and delivered in the presence of: A.T. Maloney, W.S. Bradley, Mountain View Land Company, T.F. Hunt, Pres. & Treas., J.Theo. Solomons, Jr., Secretary.



STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me A.T. Maloney and made oath that he saw T.F. Hunt as President and Treasurer and J.Theo. Solomons, Jr. as Secretary of Mountain View 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 W.S. Bradley witnessed the execution thereof.

Sworn to before me this 9th day of April A.D. 1919. W.S. Bradley (L.S.) Notary Public for S.C.

Recorded for April 10th 1919.

STATE OF SOUTH CAROLINA,

County of Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, That, Thee. Victoria Monaghan Milled, 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 \$100.00 DOLLARS,

to it in hand duly paid at or before the sealing and delivery of these presents by M. Grand Lillie, L. Platt, hereinafter referred to as the Grantee (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 certain piece, parcel or lot of land situate and being in County and State of aforesaid, near the City of Greenville, having a frontage on Parker Road of 50 feet, and a depth of 166 feet one side and 167 feet on other side, and being Lot #14 Monaghan Annex, Plat of which is recorded in office of R.M.C. for Greenville County.

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 their 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 their 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:

on this the 15th day of November in the year of our Lord one thousand, nine hundred and nineteen and in the 143rd year of the sovereignty and independence at the United States of America.

Signed, sealed and delivered in the presence of: V.M. Manning, W.C. Beattie, Treas., Geo. Harrison, Victor Monaghan Milled, J.M. Mar. Chant, Vice Pres.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me V.M. Manning and made oath that he saw V.M. Manning, W.C. Beattie, Treas., Victor Monaghan Milled, J.M. Mar. Chant, Vice Pres. as Treasurer of Thee. Victoria Monaghan Milled 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 Geo. Harrison witnessed the execution thereof.

Sworn to before me this 16th day of Nov. A.D. 1919. Geo. Harrison (L.S.) Notary Public for S.C.

Recorded for Sept. 25th 1919.