

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...

Twenty-four Hundred and forty 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 H.C. Bell

All that certain piece, parcel and lot of land lying and being situate on the south side of Crescent Avenue in the City of Greenville County and State aforesaid, and being known and designated upon the plat of Crescent Terrace as lot No. 31, said plat being recorded in the office of R.M.C. for Greenville County in Plat Book C at page 137, said lot beginning at a point on Crescent Avenue 70 feet from the lands now belonging to S.D. Tindal and running thence S. 51.41 E. 250 feet to lot No. 33 on said plat; thence N. 84-40 E. 84.1 feet to corner of lot No. 32, thence N. 2-26 W. 250.7 feet to Crescent Avenue thence along Crescent Avenue S 84-40 W 98.3 feet to beginning corner of Crescent Avenue and being bounded on the north by Crescent Avenue, on the east by lot No. 32, on the south by lot No. 33 and on the west by lot No. 30 and being a portion of the lands conveyed to the Poinsett Realty Company by S.D. Tindal by her deed dated June 25th, 1919, and being recorded in the office of the R.M.C. for Greenville County in Book 54 at page 61 reference being hereto made to the aforesaid plat and deed for a more particular and definite description of the said lot of land.

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 30 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, nor less than 2 stories in height shall be erected upon the said property within a period of 5 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 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 Sherfese, its President, and Jas. M. Richardson, its Secretary and Treasurer, on this the 15th day of July, in the year of our Lord one thousand, nine hundred and nineteen, and in the one hundred and forty-third year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Juanita Johnson, J.B. Rutherford, Louis Sherfese, Pres., Jas. M. Richardson, Secy & Treas. Stamps \$3.50

STATE OF SOUTH CAROLINA, County of Greenville. (For Release to this deed, see deed book #47, at page 465.)

PERSONALLY appeared before me J.B. Rutherford and made oath that he saw Louis Sherfese and Jas. M. Richardson as President and Secy & 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 he, with Juanita Johnson, witnessed the execution thereof.

SWORN to before me this 16th day of July, A. D. 1919. James O. Bates, Notary Public for South Carolina.

Recorded Aug 2nd 1919

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...

Twenty-five Hundred Ninety-two and 86/100 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.H. Baugh: All that certain piece, parcel and lot of land lying and being situate on the corner of Crescent Avenue and Jones Avenue, in the City of Greenville, County and State aforesaid, and being known and designated as lot No. 32 of Crescent Terrace as shown by a plat of the same, recorded in the office of the R.M.C. for Greenville County in Plat Book E at page 137, said lot beginning at an iron pipe at the corner of Crescent and Jones Avenues and running thence along Crescent Avenue south 84-40 W 98.3 feet to a point on said Avenue; thence S. 2-26 E. 250.7 feet to a point on lot No. 33; thence N. 84-40 E. 84.1 feet to Jones Avenue; thence along Jones Avenue N. 0-50 E. 251.5 feet to the beginning corner, said lot being bounded on the north by Crescent Avenue, on the east by Jones Avenue, on the south by lot No. 33, and on the west by lot No. 31, this said lot being a portion of the lands conveyed to the Poinsett Realty Company by S.D. Tindal by her deed dated June 25th, 1919, and being recorded in the office of R.M.C. for Greenville County in Book 54 at page 61, reference to the said deed and plat above mentioned is hereby made for a more particular and definite description of the said lot of land.

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 30 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, nor less than 2 stories in height shall be erected upon the said property within a period of 5 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 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, Juanita Johnson, its President, and Jas. M. Richardson, its Secretary and Treasurer, on this the 15th day of July, in the year of our Lord one thousand, nine hundred and nineteen, and in the one hundred and forty-third year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Juanita Johnson, J.B. Rutherford, Louis Sherfese, Pres., Jas. M. Richardson, Secy & Treas. Stamps \$3.50

STATE OF SOUTH CAROLINA, County of Greenville. (For Release to this deed see deed book #47, at page 465.)

PERSONALLY appeared before me Juanita Johnson and made oath that she saw Louis Sherfese and Jas. M. Richardson as President and Secy & 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.B. Rutherford, witnessed the execution thereof.

SWORN to before me this 16th day of July, A. D. 1919. James O. Bates, Notary Public for South Carolina.

Recorded August 4th 1919

For a Release to this deed see deed book #47 at page 465