

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

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 John M. Steele, his heirs and assigns forever:— All that certain lot or parcel of land, lying and being situate in the County and State aforesaid, just outside the incorporate limits of the City of Greenville, on the West side of Jones Avenue, being known and designated as Lot No. 46, upon plat of Crescent Terrace, which said plat is recorded in the R.M.C. Office For Greenville County, in Plat Book E., page 137, and being more specifically described as follows:— Beginning at a stake on the west side of Jones Avenue, joint corner of lots 45 and 46, and running thence along the line of lot 45 N. 89-10 W. 208.6 feet to stake, joint corner of said lots 45 and 46; thence S. 2-08 E. 70.1 feet to a stake, joint corner of Lots 46 and 47; thence along line of lot 47; S. 89-10 E. 205 feet to stake, joint corner of said lots 46 and 47; thence along line of said Jones Avenue, N. 0-50 E. 70 feet to the beginning corner.

No. 6: Subject to the following conditions and reservations 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 his heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall never 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 \$4000.00 nor of one story construction

shall be erected upon the said property within a period of ... 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 Sherfesee, President and Jas. M. Richardson, Secretary and Treasurer.

on this the 10th day of June 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: W.M. Walters, E.D. Allen, Poinsett Realty Company, Louis Sherfesee, President, Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me W.M. Walters and made oath that he saw Louis Sherfesee as President and Jas. M. Richardson as Secty. & 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 E.D. Allen, witnessed the execution thereof.

SWORN to before me this 15th day of June A. D. 1921 E.D. Allen Notary Public for South Carolina.

Recorded June 27th, 1921.

For a Release to his Deed, see Deed Book 61 page 198.

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

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 C.R. Deadylyer.

All that certain lot of land situate in the City of Greenville, County and State aforesaid, in a subdivision of lands known as "Crescent Terrace" and having the following metes and bounds Beginning at a stake 461.5 feet from the corner of Crescent Avenue and Jones Street on the West side of Jones Street, and running thence with Jones Street S. 0.50 W. 70 feet to a stake, corner of lots 36 and 37; thence S. 89.10 W. 241.3 feet to stake corner lots 36 and 37; thence 70.1 feet to stake corner lots 35 and 36; thence S. 89.10 E. 245 feet to the beginning corner, being lot no. 36 on said subdivision, as shown by plat of same made by T.C. Dalton, Civil Engineer, July, 1919.

b. Subject to the following condition and reservation in addition to the five below named and numbered: "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 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 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 \$4000.00 nor of one story construction

shall be erected upon the said property within a period of ... 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 Sherfesee, as President and Jas. M. Richardson, as Secretary and Treasurer.

on this the 31st day of August in the year of our Lord one thousand, nine hundred and twenty-one and in the one hundred and 46th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: H.C. Williams, C.B. Martin, Poinsett Realty Co., Louis Sherfesee, Pres., Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me H.C. Williams and made oath that he saw Louis Sherfesee 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 1st day of Sept. A. D. 1921 C.B. Martin Notary Public for South Carolina.

Recorded Sept. 3rd, 1921.

For a release to this Deed see Deed Book 60 at page 434.