

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...

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.B. Martin, All that certain lot of land in the County and State aforesaid, outside the limits of the City of Greenville, known and designated as Lot No. 52 on a plat of Crescent Terrace Property, said plat being recorded in the office of R.M.C. for Greenville County, in Plat Book "E" at page 137, and with the following metes and bounds: Beginning at a stake on the west side of said Jones Street, joint corner of lots 51 and 52, and running thence with said Street S. 0.50 W. 70 feet to stake on said Street; thence N. 87.28 W. 108 feet to stake; thence N. 46.21 W. 78 feet to stake thence N. 16.08 W. 14.8 feet to stake, joint corner of lots 51 and 52; thence along joint line of Lots 51 and 52, S. 89.10 E. 169.7 feet to the beginning.

State of South Carolina, Greenville County: For Value received, I, S.K. Tindal, by H.B. Tindal Attorney in Fact, do hereby release and relinquish the above described property from the lien of the mortgage given by Poinsett Realty Company to me on June 25th, 1919, which mortgage is recorded in the office of R.M.C. for Greenville County in Book 42, at page 169, being in the sum of \$52,000.00. In Witness whereof I do hereto set my hand and seal this --- day of October, A.D. 1922.

H.C. Williams, Notary Public for S.C. Sworn to before me this 20th, day of Oct. A.D. 1922. H.C. Williams.

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 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 \$ --- Dollars, 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 & Treasurer.

on this the 20th, day of October, in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and 47th year of the sovereignty and independence of the United States of America.

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

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me W.B. Coxe, 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 H.C. Williams, witnessed the execution thereof.

SWORN to before me this 20th, day of October, A. D. 1922 H.C. Williams, Notary Public for South Carolina.

Recorded, October 24th, 1922.

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...

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.B. Martin, All that certain lot of land in the County and State aforesaid in the City of Greenville, on the South side of Tindal Avenue, and being known and designated as lot No. 10 on a plat of Crescent Terrace Property, which plat is recorded in the Office of the R.M.C. for Greenville County in Plat Book E., at page 137, and having the following metes and bounds: Beginning at a point on the south side of Tindal Ave., joint corner of lots 9 and 10 and running thence with said Avenue N. 89.07 E. 67 feet to corner, joint corner of lots 10 and 11; thence along line of lot No. 11, S. 3.18 E. 200 feet to corner; thence S. 89.07 W. 67 feet to corner; thence along line of lots Nos. 9 and 10 N. 0.53 W. 200 feet to the beginning corner.

State of South Carolina, Greenville County. For value received, I, S.K. Tindal, by H.B. Tindal, Attorney in Fact, do hereby release and relinquish the above described property from the lien of a mortgage given to me by the Poinsett Realty Company on the 25th, day of June, 1919, in the sum of Fifty-two thousand Dollars, which said mortgage is recorded in the office for Greenville County in Book 42, at page 169. In Witness whereof I do hereunto set my hand and seal this 20th, day of October, A.D. 1922.

H.C. Williams, Notary Public for S.C. Sworn to before me this 20, day of October, 1922. H.C. Williams.

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 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 \$ --- Dollars, 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.

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