

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Ten (\$10.00) and other valuable consideration 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.D. Burns: All that

certain lot of land situate in Greenville Township, State and County aforesaid, near the Old San Souci Country Club property, being at the Southwest corner of Rogers Avenue and Pine Street, and being part of Lot No. 7 as shown on revision of plat recorded in Plat Book "G", at page 133, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the Southwest corner of Rogers Avenue and Pine Street, and running thence with the South side of Rogers Avenue S. 83-55 W. 50 feet to an iron pin; thence S. 5-50 E. 150 feet to an iron pin; thence N. 83-55 E. 50 feet to an iron pin on the East side of Pine Street; thence with Pine Street N. 5-50 W. 150 feet to the point of beginning.

subject, however, to the following building restrictions, to-wit:- (1) No House to be built on said lot costing less than Twenty-five hundred (\$2,500.00) Dollars. (2) Property used for white residence purposes only. Not to apply to servants' houses. (3) All lot owners to be subject to sanitary rules and regulations passed by majority of property owners in this subdivision.

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.

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, 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

on this the 22nd day of February, 1929, in the year of our Lord one thousand nine hundred and twenty-nine, and in the one hundred and fifty-third year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Marion Peeler, Nettie P. Howard, B. E. Gear, President and Treas., and Margarita Walker, Secy.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Marion Peeler, Notary Public for South Carolina, and made oath that she saw Margarita Walker, as Pres. & Treas., and Nettie P. Howard, as Secy., of Franklin Real Estate & Investment 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 H.K. Glenn, witnessed the execution thereof. SWORN to before me, this 22nd day of February, A.D. 1929, at Greenville, S.C. Notary Public for South Carolina. Recorded for March 15th at 12:45 P.M.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Ten (\$10.00) and other valuable consideration 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 P.R. Long: All that certain

piece, parcel or lot of land situate, lying and being near the corporate limits of the City of Greenville, in the State and County aforesaid, on the North side of Paris Mountain Avenue and being known and designated as Lot No. 13 of the property of B.E. Gear, as shown on a revised plat made February, 1929 by W.M. East, Engineer, and recorded in the R.M.C. Office for Greenville County in Plat Book "H" at page 142, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the North side of Paris Mountain Ave. which point is 278 feet East of the intersection of Paris Mountain Avenue with Franklin Road, and running thence with said Paris Mountain Avenue S. 84-02 W. 100 feet to a point on the East side of a 10 foot alley; thence with the East side of said alley N. 6-50 W. 175.2 feet, more or less, to a point in line of lot now or formerly belonging to Annie T. Goodlett; thence with the line of said Goodlett lot, N. 84-02 E. 100 feet to an iron pin; thence S. 6-50 E. 175.4 feet to the beginning point on the north side of Paris Mountain Avenue.

AS part of the consideration of the purchase price hereof, the Grantee herein agrees to be governed by the following building restrictions:-

- (1) No house to be built on said lot costing less than \$2,500.00. (2) Property used for white residence purposes only. Not to apply to servant's houses. (3) All lot owners to be subject to sanitary rules and regulations passed by majority of property owners in this subdivision.

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.

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, 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

on this the 6th day of March, 1929, in the year of our Lord one thousand nine hundred and twenty-nine, and in the one hundred and fifty-third year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of H.K. Glenn, B.E. Gear, President and Treas., and Margarita Walker, Secy., of Franklin Real Estate & Investment Company (I.S.S.) G.L. Gullick

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me H.K. Glenn, Notary Public for South Carolina, and made oath that he saw B.E. Gear, as President and Treas., and Margarita Walker, as Secy., of Franklin Real Estate & Investment 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 G.L. Gullick, witnessed the execution thereof. SWORN to before me, this 7th day of March, A.D. 1929, at Greenville, S.C. Notary Public for South Carolina. Recorded for March 16th, 1929 at 2:32 P.M.

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