

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That The Franklin Real Estate and Investment Company and having its principal place of business at 1115 Hampton Street, Greenville, S.C. and in consideration of the sum of \$3,500.00 to it in hand paid by the grantee herein named the receipt whereof is hereby acknowledged:

do hereby grant, sell and release unto the grantee herein named, his heirs and assigns forever, all that certain lot or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, and being more particularly described as follows:

Lot 11.5, being a part of the tract of land, situate, lying and being in the County of Greenville, State of South Carolina, and being more particularly described as follows: to-wit: the property of B. G. Deer, which was purchased by Deed of Gift being recorded in Book 22, Page 167.

beginning at a point in the base Mt. Vernon at the corner of Lot 11.5 and Lot 11.6, running thence with the line of Deering Lot 11.5, 5-50 ft. 35 ft. 1 in. to a point on the base of the Washington Avenue, thence with the line of Deering Lot 11.5, 111.5 feet to corner of Lot 11.6, thence with the line of Deering Lot 11.6, 5-50 ft. 35 ft. 1 in. to a point in the base of the Washington Avenue, thence with the line of Deering Lot 11.6, 111.5 feet to the point of beginning.

Being a part of the Property conveyed to the grantee herein by the Mortgage National Bank by deed recorded in the P.M.C. Office for Greenville County in Book 22, Page 167.

As a 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 \$3,500.00.
- (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 a 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, 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, 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, B. G. Deer, President and Marguerite Walker, Secretary on this the twelfth day of April in the year of our Lord one thousand nine hundred and twenty-nine and in the one hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

Witness my hand and seal in the presence of A. C. Brooks and B. S. Mills By B. G. Deer, President and Marguerite Walker, Secretary

Revenue Stamps Cancelled, \$ 1 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me A. C. Brooks and made oath that he saw the within named Franklin Real Estate and Investment Company by its duly authorized officers, B. G. Deer, President and Marguerite Walker, Secretary sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that B. S. Mills witnessed the execution thereof.

SWORN to before me, this 2th day of April, A. D. 1929 A. C. Brooks (SEAL) Notary Public for South Carolina.

Recorded April 15 1929 at 3:30 o'clock P. M.

END OF DEED