

THE 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 in the State of South Carolina for and in consideration of the sum of Less (\$0.00) 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 M. J. Martin

All those certain pieces, parcels or lots of land situate, lying and being in the State and County of Greenville, being the corporate limits of the City of Greenville, being known and designated as Lots 3, 4, 5 and part of lots 2, a, b and 7 of the property of E. C. Hess as shown on plat recorded in the R. M. B. Office for Greenville County in plat book 8 at page 155, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the North side of Arlington Avenue which point is 146.5 feet East of the intersection of Arlington Avenue and Parker Road, and running thence in a Northwesterly direction to a point on Roger Avenue which point is 115 feet East of the intersection of Roger Avenue and Parker Road, and running thence with the South side of Roger Avenue North 83.55 East 255 feet to a point of Roger Avenue and Pine Street, and running thence in a Southerly direction along a line parallel with and 50 feet from Pine Street 150 feet to a point, thence South 83.55 West 70 feet to a point, corner of lot this day conveyed to J. D. Burns; thence with the line of said Burns lot South 5.55 East 150 feet to a point on the North side of Arlington Avenue; thence with the North side of said Arlington Avenue South 83.55 West 240 feet to the point of beginning.

As part of the consideration of the purchase price thereof the grantee herein agrees to be governed by the following building restrictions:

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

See Plat 177/193

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 By

on this fifth day of March in the year of our Lord one thousand nine hundred and thirty-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 M. J. Glenn and B. L. Gullick

Franklin Real Estate & Investment Company
By B. G. Burr, President & Treas.
and Marquitta Walker, Secy.

S. C. Revenue Stamps Cancelled, \$ 6 and 00 cents.



STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me M. J. Glenn and made oath that he saw B. G. Burr as Pres. & Treas. and Marquitta Walker as Secy.

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 B. L. Gullick witnessed the execution thereof.

SWORN to before me, this 5th day of March A. D. 1939 B. L. Gullick (SEAL) Notary Public for South Carolina.

Recorded Oct 14 1939 at 10:50 o'clock A. M.

END OF DEED