

Colonia Company DEED TO W.M. James, State of South Carolina, COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company, by W.J. Thackston, President and Treasurer a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, S.C. in the State of South Carolina for and in consideration of the sum of Twelve hundred & thirty-five 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

W.M. James, All that piece, parcel or lot of land in the State and County aforesaid, about 3 miles Northwest of the City of Greenville and being a part of the Sans Souci Lands, having the following metes and bounds, to wit:

Beginning at an iron pin on the West side of Clarendon Avenue and which is now L.O. Patterson's corner; thence with Clarendon Avenue N. 46-10 E. 200 feet to an iron pin and what is now Stradley's corner; thence N. 43-50 W. 561 feet to a stake on Country Clubs line; thence with Country Club's line N. 65-30 W. 5 feet 4-1/2 inches to a stake; thence still with Country Clubs line S. 72 W. 222 feet to a stake corner, also Patterson's corner; thence with Patterson's line S. 43-50 E. 658 feet to stake on Clarendon Avenue, containing two and one-half acres, more or less and in accordance with plat made by F.G. Rogers, D.S.

Subject to the following stipulations and conditions: First that said property shall be used for residential purposes for white persons only, this not to apply to servants. Second that no residence shall be erected on this lot or sub-division thereof to cost less than Thirty five hundred dollars, and there shall be built thereon a residence within twelve months from date hereof. Third that the purchaser hereof, his heirs, administrators, successors or assigns shall be amenable to sanitary rules and regulations passed by a majority of holders of property purchased from Colonia Company. These stipulations and conditions are material and have affected the purchase price hereof and are therefore conditions subsequent.

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, to wit: W.J. Thackston, President and Treasurer on this the 25th day of November, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H.Y. Thackston, L.L. Dean,

Colonia Company By W.J. Thackston, President, and Treasurer



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me H.Y. Thackston and made oath that he saw the within named W.J. Thackston, Pres. & Treas. Colonia Company by its duly authorized officers, W.J. Thackston, President and Treasurer sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with L.L. Dean, witnessed the execution thereof.

SWORN to before me, this 25 day of Nov., A. D. 1911

H.Y. Thackston

T.G. Davis, (SEAL.) Notary Public for South Carolina.

Recorded for November 28th, 1911.