

Suburban Land Company DEED TO Frank E. Major

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, Suburban Land 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 Fifteen hundred 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...

Frank E. Major, All those two certain pieces, parcels or lots of land situate, lying and being in the County and State aforesaid, on Brockman Avenue and being designated as Lots Nos. 12 and 13, as shown on plat of Suburban Land Company, and known as "Sans Souci Villa", and having the following metes and bounds, to wit:

Beginning at an iron pin on the West side of Brockman Avenue, joint corners of Lots 11 and 12, and running; thence along said Avenue N. 10.30 E. 186 feet and 2 inches to an iron pin, joint corner of Lots 13 and 14; thence along line of said Lot No. 14, N. 57.25 W. 225 feet to an iron pin, joint corners of lots 13 and 14; thence S. 10.30 W. 186 feet and 2 inches to an iron pin, joint corner of lots 11 and 12; thence along line of lot 11, S. 57.25 E. 225 feet to the beginning corner on Brockman Avenue.

Upon condition, however, which is part of the consideration of this deed and condition subsequent:

- (1) That no house shall be built upon this lot costing less than Fifteen Hundred (\$1,500.00) Dollars.
(2) That this property nor any part thereof shall not be sold, rented or otherwise disposed of to any person of African descent.
(3) That no building shall be erected nearer to the Street than the building line shown on the plat of the said property said line being twenty-five (25) feet from the sidewalk.

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, on this the 6th, day of January, in the year of our Lord one thousand nine hundred and Twelve, and in the one hundred and 36th, year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of F.G. Spellmeyer, D.W. Ebaugh,

Suburban Land Co., By Raven I. McDavid, Pres. and T.F. Hunt, Sec. & Treas.



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me F.G. Spellmeyer and made oath that he saw the within named Raven I. McDavid, as President and T.F. Hunt, as Secy. and Treas. of Suburban Land Co. by its duly authorized officers, 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 D.W. Ebaugh, witnessed the execution thereof.

SWORN to before me, this 6th, day of January, A. D. 1912.

F.G. Spellmeyer

J. Theo. Solomons, Jr. (SEAL) Notary Public for South Carolina.

Recorded for January 8th, 1912.