

STATE OF SOUTH CAROLINA,

County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS, That, Monaghan Mills, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Two Hundred and Fifty, DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by W.P. Granger, grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville, County.

All that certain lot of land known as Lot #8 on plat of Monaghan Annex property made by Brodie & Bedell, Surveyors, and recorded in Plat Book "C" page 63, R.M.C. office for said County, the said lot having a frontage on the West side of Smyth Street of twenty-seven and five tenths (27.5) feet, and running back by parallel lines one hundred and one (101) feet, more or less, to line of Lot #13,

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 forever, against itself and its successors, and against every person whosever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon to cost less than Five Hundred, Dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is feet from the street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

Thos M. Marchant, President, and M.M. Trotter, Jr., Secretary,

on this the 22nd day of March in the year of our Lord one thousand, nine hundred and Fifteen and in the 139th year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:

A. McI. Griffin, T. J. Hunter, Jr.,

By Thos M. Marchant, Pres, M.M. Trotter, Sec'y,

STATE OF SOUTH CAROLINA,

County of Greenville, }

Personally appeared before me A. McI. Griffin, and made oath that he saw Thos M. Marchant, as President, and M.M. Trotter, Secretary of Monaghan Mills, 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 T. J. Hunter, Jr., witnessed the execution thereof.

Sworn to before me this 22nd day of March A. D. 1915

D. Cardwell, Jr., Notary Public for S. C. (L. S.)

Recorded for March 29th 1915, 191...

fifty cents stamp cancelled,

STATE OF SOUTH CAROLINA,

County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Sand Co, corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Three Hundred Fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by H. H. Williams grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville, County.

About 2 miles north of the City of Greenville in section known as Mountain View and being designated as Lot No. 754 Block "C" according to a plat made by W. A. Adams, February 1910 and recorded in office of R. M. C. for Greenville County in plat book "C" pages 396 and 397 and having the following metes and bounds to wit:-

Beginning at a pin on the West side of Bailey Street, one hundred feet from the corner of Martin Street and running thence, N. 89 1/2° W. 148 feet to a pin on a ten foot Alley thence with said Alley S. 11 1/2° E. 50 feet to a pin joint corners with lot no. 74, thence with line of lot no. 74, S. 89 1/2° E. 148 feet to a pin on Bailey Street, thence with said Bailey Street, N. 11 1/2° W. 50 feet to the beginning point.

Stamps Canceled 50¢.

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 forever, against itself and its successors, and against every person whosever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon to cost less than One Thousand, Dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is fifteen feet from the street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

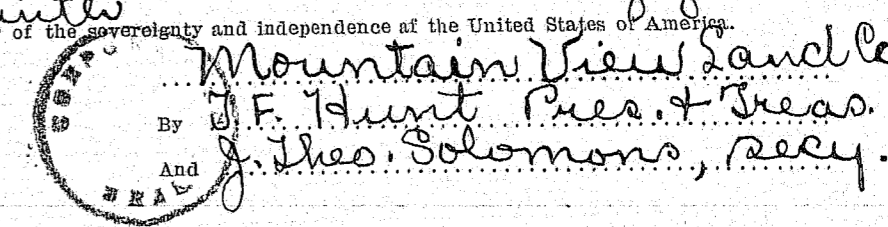
In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

J. F. Hunt, President & Treasurer and J. Theo. Solomons, Sec'y,

on this the 20th day of April in the year of our Lord one thousand, nine hundred and fifteen and in the One hundred thirty-ninth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: J. A. M. David, Hext. M. Perry



STATE OF SOUTH CAROLINA,

County of Greenville }

Personally appeared before me Hext. M. Perry, and made oath that he saw J. F. Hunt, as President & Treasurer, and J. Theo. Solomons, Jr., Secretary of Mountain View Sand Co, 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 J. A. M. David, witnessed the execution thereof.

Sworn to before me this 20th day of April A. D. 1915

C. J. Gullick, Notary Public for S. C. (L. S.)

Recorded for April 23, 1915