

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mountain View Land Co. 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 six hundred sixty DOLLARS,

to it in hand duly paid at or before the sealing and delivery of these presents by H.J. Martin and J.F. Martin hereinafter referred to as the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does 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,

in section about 2-1/2 miles North of the City of Greenville known as Mountain View and being known and designated as lots Nos. 62 and 63, Block "B", according to a plat made by W.A. Adams, February 1910 and recorded in the office of R.M.C. for Greenville County in plat book "A" at pages 396 and 397, and having the following metes and bounds to wit: Beginning at a stake on the east side of Bailey St., joint corners with lots Nos. 63 and 64 and running thence with line of lot No. 64; S. 89-1/2 E. 145 feet to a ten foot alley; thence with said alley, N. 11-1/2 W. 100 ft. to a stake joint corners with lot No. 61; thence with lines of lot No. 61, N. 89-1/2 W. 145 feet to a stake on Bailey Street; thence with said Bailey St., S. 11-1/2 E. 100 feet to the beginning corner.

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 their 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 their heirs and assigns forever, against itself and its successors, and against every person whatsoever 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:

T.F. Hunt Pres. & Treas and J.Theo Solomons, Jr., Secty.

on this the 6th day of April in the year of our Lord one thousand, nine hundred and eighteen and in the 142nd year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Mountain View Land Co., By T.F. Hunt, P. & T. And J.Theo Solomons, Jr., Sec.

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me E.S. Bradley and made oath that he saw T.F. Hunt as Pres. & Treas. and J.Theo Solomons, Jr. as Secretary of Mountain View Land 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 W.S. Bradley witnessed the execution thereof.

Sworn to before me this 6th day of April A. D. 1918. E.S. Bradley Notary Public for S. C.

Recorded for April 9th, 1918.

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Suburban Land Company 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 \$100,000 DOLLARS,

to it in hand duly paid at or before the sealing and delivery of these presents by J.A. H. James hereinafter referred to as the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does 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 1/2 miles North of the City of Greenville, in subdivision known as Sun Lane Villa and being known and designated as lot 410.51, Block E, according to a plat recorded in R.M.C. office for Greenville County in plat book - page - and having the following metes and bounds to-wit: Beginning at a pin on the west side of Sun Lane Road, joint corner with lot 410.50 and running thence along joint line of lot 410.50, 77.54-25.24 180 feet to a pin, thence N. 13-30 E. 61.6 feet to a pin, thence S. 54-25 E. along joint line of lot 410.52, 182 feet to a pin on Sun Lane Road; thence along said Sun Lane Road S. 13-30 E. 60.5 feet to the beginning corner.

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 their 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 their heirs and assigns forever, against itself and its successors, and against every person whatsoever 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:

J. A. H. James, President and Frank F. Martin, Treasurer

on this the 5th day of August in the year of our Lord one thousand, nine hundred and eighteen and in the 142nd year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Suburban Land Company By J. A. H. James, President and Frank F. Martin, Treasurer

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me J. B. Moffatt and made oath that he saw J. A. H. James and Frank F. Martin as President and Treasurer of Suburban Land 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 W. D. James witnessed the execution thereof.

Sworn to before me this 14th day of Sept. A. D. 1918. J. B. Moffatt Notary Public for S. C.

Recorded for Sept. 14th 1918.