

STATE OF SOUTH CAROLINA.

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mountain View 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 Four hundred twenty-five DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by J. L. Pearson, hereinafter referred to as the Grantor (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 miles north of the city of Greenville known as Mountain View and being designated as lot no. 23 of section a, according to a plat thereof, made by W. A. Adams, February 1910, and recorded in R. M. C. Office for Greenville County in Plat Book A, Pages 396-7 and having the following metes and bounds to-wit: Beginning at a pin on the east side of Gridley Street, joint corner with lot no. 22 and running thence in an easterly direction, along joint lines of lot no. 22, 160 feet to a pin on a ten foot alley; thence with said alley in a southeasterly direction 50 feet to a pin joint corner with lot no. 24, thence with line of lot no. 24 in a westerly direction, 166 1/2 feet to a pin on Gridley Street, thence with said Gridley Street in a northerly direction, 50 feet to the point of beginning.

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 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 fifteen 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 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 injury to 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, Pres. & Treas. and J. Theo. Solomon, Jr. Secy.

on this the 13th day of February in the year of our Lord one thousand, nine hundred and Twenty and in the one hundred forty fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Jas. A. Crouch, J. C. Redmon, J. F. Hunt, Pres. & Treas. and J. Theo. Solomon, Jr. Secy. Stamps 50¢



STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Jas. A. Crouch and made oath that he saw J. F. Hunt as President & Treas. and J. Theo. Solomon, 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 he with J. C. Redmon witnessed the execution thereof.

Sworn to before me this 13th day of February A. D. 1920 J. C. Redmon (L. S.) Notary Public for S. C. Jas. A. Crouch

Recorded for Feb. 21st 1920

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 Thirty Five Hundred DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by George Brandchamps, hereinafter referred to as the Grantor (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.

A short distance without the corporate limits of the city of Greenville and being located on the north side of the Buncombe Road and being known and designated as lots nos. 6, 7, 8 and 9 of San Souci Villa as shown by plat of the same recorded in R. M. C. office for Greenville County in plat book A, pages 510 and 511 and having the following metes and bounds to-wit: Beginning at a stake on Buncombe Road corner of lot no. 1 and running thence N 32-35 E 430 feet to a stake on Young Street; thence with said Young Street S 57-25 E 78 feet to a stake; thence S 10-03 W 403 feet to a stake in Buncombe Road; thence with said Buncombe Road, N 57-25 W 258 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 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 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 fifteen 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 twenty five feet from the street.
- Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injury to 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 and Frank F. Martin, Secy & Treas.

on this the 1st day of April in the year of our Lord one thousand, nine hundred and twenty and in the one hundred forty fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Annie E. Bradley, J. F. Hunt, Pres. & Treas. and Frank F. Martin, Secy & Treas. Stamps \$3.50

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Annie E. Bradley and made oath that she saw J. F. Hunt as President and Frank F. Martin as Secretary 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 she with J. P. Moore witnessed the execution thereof.

Sworn to before me this 21st day of April A. D. 1920 J. P. Moore (L. S.) Notary Public for S. C. Annie E. Bradley

Recorded for 21st April 1920

See Plat Book 'C' page 225.