

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Ten (\$10.00) and other valuable consideration 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 J. J. Martin, Jr.

heirs and assigns forever. All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, near the old Lane Souse County Club, and known and designated as a portion of lots 13 and 14, according to a plat of the R. C. Beer property made by Bullion & Neves, Engineers, revised November 1926, and recorded in the R. M. C. Office for Greenville County in Plat Book B, at page 153, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the northern side of Arlington Avenue, 135 feet from the north eastern intersection of Arlington Avenue and Pine Street, and running thence N. 5-50 E. 150 feet to an iron pin, thence S. 85-55 E. 75 feet to an iron pin in the line of Arlington Avenue, thence along the northern side of Arlington Avenue S. 85-55 E. 75 feet to the point of beginning.

As a part of the consideration of the purchase price hereof the grantee hereby agrees to be governed by the following building restrictions:

- (1) No house to be built on said lot facing on Arlington Avenue costing less than \$3,500.00
(2) Property used for white residence purposes only (not to apply to servants houses)
(3) All lot owners to be subject to sanitary rules and regulations passed by a majority of the property owners in this subdivision

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

on this 13th day of June, in the year of our Lord one thousand nine hundred and twenty nine, and in the one hundred and fifty third year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Marion Peeler, Nettie P. Howard, B. C. Beer, Pres and Secy, and Margaret Walker, Secy

S. C. Revenue Stamps Cancelled, \$1 and 00 Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Marion Peeler and made oath that he saw Margaret Walker as Pres & Secy and Franklin Real Estate & Investment Company as Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she, with Nettie P. Howard, witnessed the execution thereof.



SWORN to before me, this 13th day of June, A. D. 1929, Notary Public for South Carolina. Marion Peeler

Recorded for June 14th, at 12:10 P.M. 1929

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Paris Mountain Baccaris Head Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Ten (and other valuable) consideration 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 Greenville News Company

All that certain piece, parcel or lot of land, situate and being in the county and State aforesaid, in S. F. Ireland Township, on the south side of the New Highway, and having the following metes and bounds, to-wit: Beginning at stake corner of lot 2 and running thence with the New Highway, N. 51-25 W. 200 feet to a stake, thence S. 51-25 W. 200 feet to a stake, thence N. 51-25 W. 200 feet to the point of beginning and being lots Nos. 3 and 4, Section 1, Township 1, Greenville Baccaris Head.

(1) That the premises shall be used for residential purposes only and that the owner or occupant shall at all times conform to all sanitary and police regulations that may be adopted by the directors of this corporation.

(2) That the property shall not be sold, leased or conveyed to any except white persons.

(3) That the Company release the right to enclose Section A, or any part thereof, of the Company's development, this being the section on which the head and hotel is situated, within a permanent fence and establish and maintain a tall gate or gates at which all persons may be required to pay reasonable admission fees to said section A, provided however that no charge shall be made to the families and guests, to all of which terms said parties hereto agree.

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 their successors 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 their successors 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 13th day of April, in the year of our Lord one thousand nine hundred and twenty nine, and in the one hundred and fifty third year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Helen S. Guyton, Sam L. Zimmerman, and M. L. Marchant Secy, Paris Mt. Baccaris Head, Sam L. Zimmerman, and M. L. Marchant Secy

Revenue Stamps Cancelled, \$2 and 00 Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Helen S. Guyton and made oath that she saw Sam L. Zimmerman as President and M. L. Marchant as Secretary of Paris Mountain Baccaris Head Company, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she, with Sam L. Zimmerman, witnessed the execution thereof.

SWORN to before me, this 13th day of June, A. D. 1929, Notary Public for South Carolina. Helen S. Guyton

Recorded for June 19 1929 at 2:50 P.M. 1929

END OF L