

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 \$10.00 Dollars 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 Charles Carter Newman, Jr.

All that certain piece, parcel or lot of land situate in the State and County aforesaid, near the old Sans Souci Country Club, and known and designated as a portion of lots 3 and 3-A, facing on Arlington Avenue according to a plat of the property of B. E. Geer, made by Dalton & Neves, Engineers, revised November, 1928 and recorded in the R. M. C. Office for Greenville County in Plat Book "H" at page 143, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin, the Northeastern intersection of Arlington Avenue and Parker Road, and running thence along the North side of Arlington Avenue, N. 83-55 E. 86.5 feet to an iron pin; thence N. 7-00 E. 160 feet to an iron pin; thence S. 83-55 W. 64 feet to an iron pin in the Western line of Lot No. 3; thence along the Western side of lot No. 3, S. 15-33 W. 164 feet more or less to the point of beginning.

It is understood and agreed by the parties hereto that the Grantee herein assumes and agrees to pay as a portion of the purchase price hereof, a mortgage executed by Franklin Real Estate & Investment Company to American Building & Loan Association, dated April 19th, 1929 and recorded in Mortgages Volume 213, at page 160, securing the sum of Four thousand (\$4,000.00) Dollars, covering lots Nos. 3, and the greater portion of 3-A according to the plat hereinabove referred to.

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 costing less than \$3,500.00
(2) Property to be used for white residence purpose only. Not to apply to servants' houses.
(3) All lot owners to be subject to sanitary rules and regulations passed by majority of 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.

subject, however, to the following restrictions:-

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 the 13th day of May, 1930, in the year of our Lord one thousand nine hundred and twenty nine, and in the one hundred and thirty third year of the

Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Marion Peeler, C. L. Gullick, B. E. Geer, Pres. and Treas., Marguerite Walker, Secy

Revenue Stamps Cancelled, \$ 4 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me Marion Peeler within named B. E. Geer, as President & Treasurer and Marguerite Walker as Secretary of Franklin Real Estate & Investment Company, a corporation chartered under the laws of S. C. sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that C. L. Gullick, witnessed the execution thereof.

SWORN to before me, this 13th day of May, A. D. 1930, Marion Peeler, C. L. Gullick (SEAL) Notary Public for South Carolina.

Recorded for: March 20th 1930 at 3:20 P.M.

END OF DEED

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Saluda Real Estate Co

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 Dollars and other valuable considerations 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

Grace W. Farris, her heirs and assigns

All that piece, parcel or lot of land in Grant Township, Greenville County, State of South Carolina, about seven miles from Greenville County Court House on the Augusta Road, and having the following metes and bounds according to a plat made by R.M. James, Engr. Sept. 1920 to-wit: Beginning at an iron pin in the center of the Augusta Road, corner of W.M. Stenhouse land, and running thence along the Stenhouse line N. 86-30 E. 167 feet to a stone, thence continuing along the Stenhouse line S. 87-10 E. 112.8 feet to a stone, O.A. Ashmore's corner thence with Ashmore's line S. 10-30 E. 64.5 feet to a stake, thence N. 87-10 W. 146.6 feet to a stake in the Augusta Road, thence along the said Road N. 6-10 E. 63.4 feet to the beginning corner and containing twenty (20) acres, more or less. This being the same land conveyed to the Saluda Real Estate Company by Jessie A. Childers by her deed dated January 22nd, 1926, recorded in plat book 1 page 134.

It is understood and agreed that there is a certain existing mortgage indebtedness on the above described property but that the grantee herein is accepting the deed expressly refusing to assume the same and in the event of foreclosure is not to be held for any deficiency judgment

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 the 25th day of March, 1930, in the year of our Lord one thousand nine hundred and thirty, and in the one hundred and thirty fourth year of the

Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of W.D.W. Johnson, W.D.W. Johnson, W.D.W. Johnson, Saluda Real Estate Company, G.W. Farris (pres), and Grace W. Farris Secy

Revenue Stamps Cancelled, \$ and cents.

STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me W.D.W. Johnson within named Saluda Real Estate Company by its duly authorized officers, G.W. Farris, pres. & Grace W. Farris Secy sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that W.D.W. Johnson, witnessed the execution thereof.

SWORN to before me, this 25th day of March, A. D. 1930, W.D.W. Johnson (SEAL) Notary Public for South Carolina.

Recorded for: March 25 at 4:12 P.M. 1930

END OF DEED