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State of South Carolina, }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at (South Carolina) Greenville in the State of South Carolina for and consideration of the sum of Twelve hundred and thirty-five Dollars 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 W.M. James, all that place,

parcel, or lot of land in the State and County aforesaid and about 3 miles Northwest of the City of Greenville and a part of the property known as the Sans Souci Lands, containing two and forty-seven hundredths (.247) of an acre, more or less and in accordance with a plat made by F.G. Rogers, D.S. and having the following metes and bounds, to wit:

Beginning at an iron pin on the west side of Clarendon Avenue; thence with Clarendon Avenue S. 46° 10' W. (200) two hundred feet to an iron pin; thence N. 43° 50' W. (565 ft.) five hundred and sixty-five feet to a stake on West side of branch and on Country Club line; thence with Country Club line N. 72 E. (210 ft.) two hundred and ten feet to a stake; thence S. 43° 50' E. (510 ft.) five hundred and ten feet to an iron pin on Clarendon Avenue the beginning corner.

Subject to the following stipulations and conditions:

First, That said property shall be used for residential purposes for white persons only, this not to apply to servants.

Second, That no residence shall be erected on this lot or sub-division thereof to cost less than thirty-five hundred Dollars, and there shall be built thereon a residence within twelve months from date hereof.

Third, That the purchaser hereof, his heirs, administrators, successors or assigns shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from Colonia Company.

These stipulations and conditions are material and have affected the purchase price hereof and are therefore conditions subsequent.

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, his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claimin 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, to wit: W.J. Thackston, President and Treasurer. on this the 2nd day of May, in the year of our Lord one thousand, nine hundred and eleven, and in the one hundred and thirty-fifth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: }
L.L. Dean, }
J.B. Friday, Jr. }

Colonia Company }
By }
W.J. Thackston, President }
and }
Treasurer. }



STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

Personally appeared before me J.B. Friday, Jr. and made oath that he saw the within named W.J. Thackston, Pres. & Treas. Colonia Company its duly authorized officers, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with L.L. Dean witnessed the execution thereof Sworn to before me, this 5th day of June, A. D. 1911 J.B. Friday, Jr.

T.G. Davis (SEAL)
Notary Public for South Carolina.