

Suburban Land Company DEED TO Frank E. Major, State of South Carolina, } COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That Suburban Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Eight hundred and fifty 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...

Frank E. Major, all that certain piece, parcel or lot of land lying near Buncombe Road and known as Sans Souci Villa, being more fully described to wit:

Beginning at a pin on Brockman Avenue running in a Westerly direction two hundred and twenty-five feet (225') to a pin on line of lot number seven in Sans Souci Villa, thence in a northerly direction ninety-three and one-tenth feet (93-1/10') to a pin on Young Street; thence in an easterly direction two hundred and twenty-five feet (225') along Young Street to a pin on the corner of Brockman Avenue; thence in a southerly direction ninety-three and one-tenth feet (93-1/10') along Brockman Avenue to beginning corner, known as lot number fourteen, Block A, Sans Souci Villa. Surveyed by W.A. Adams.

This deed is subject to the following restrictions:

- No. 1, That no house shall be built upon this lot to cost less than fifteen hundred dollars (\$1500.00).
No. 2, This property is not to be sold, rented or otherwise disposed of to any person of African descent.
No. 3, That no building shall be erected near the Street than the building line shown on blue print which is twenty-five feet from all sidewalks.
No. 4, And nothing which would constitute a nuisance or injure the value of the neighboring lots.

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, 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, R.I. McDavid, President and T. F. Hunt, Treasurer on this the fourth day of November, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.P. Mason, D.W. Ebaugh, Suburban Land Co. By Raven I. McDavid, Pres. and T. F. Hunt, Sec. & Treas.

STATE OF SOUTH CAROLINA, } COUNTY OF Greenville } Personally appeared before me J.P. Mason, and made oath that he saw the within named Raven I. McDavid, Pres. and T. F. Hunt, Sect. & Treas. of the Suburban Land Co., by 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 D.W. Ebaugh, witnessed the execution thereof.

NOT SWORN to before me, this 4th day of November, A. D. 1911. F.G. Spellmeyer (SEAL) Notary Public for South Carolina. J.P. Mason Recorded for Nov. 7, 1911.

