

Suburban Land Co. DEED TO T.C. Castles
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 Twenty five hundred 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

T.C. Castles, those three certain lots of land situate in the County and State aforesaid, known as lots 19, 20 and 21 of Suburban Land Company in subdivision of said Company, known as "Sans Souci Villa" and having the following metas and bounds, to wit: BEGINNING at an iron pin corner of Franklin Road and Lot No. 21 and running thence with Franklin Road S. 32° 35' W. 252 feet to corner of Franklin Road and lot No. 19; thence with lot No. 19 S. 57° 25' E. 159 feet to iron pin, joint corner lots 19 and 26; thence N. 32° 35' E. 252 feet to corner of lot 21 and McCall Street; thence with McCall Street, N. 57° 25' W. 159 feet to Franklin road, the point of beginning.

Upon condition, however which is part of the consideration of this deed and condition subsequent:

- (1) That no house shall be built upon this lot costing less than fifteen hundred (\$1,500.00) dollars.
- (2) That this property nor any part thereof shall not be sold, rented or otherwise disposed of to any person of African descent.
- (3) That no building shall be erected nearer to the street than the building line shown on the plat of the said property; said line being twenty-five feet from the sidewalk.

The above description being taken from the revised plat of Sans Souci Villa.

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, on this the April day of, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Hext M. Perry, C.L. Gullick,

Suburban Land Co. By T. F. Hunt, Pres. and Frank F. Martin, Secty. & Treas.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

PERSONALLY appeared before me Hext M. Perry and made oath that he saw T. F. Hunt as President and Frank F. Martin as Sect. & Treas. 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 he with C.L. Gullick witnessed the execution thereof.

SWORN to before me, this 31, day of April, A. D. 1913. R. Lee Scott (SEAL) Notary Public for South Carolina.

Hext M. Perry



Recorded for April 1st, 1913.