

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That, we, Monaghan Mills, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Three hundred fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by A. S. Charley, hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

All that certain lot of land known as Lot No. 18 of Monaghan Annex on Plat made by Breakings Bebell, Surveyors, dated March 15, 1913, and recorded in the R.M.C. office for said county in Plat Book C, at page 63, and having the following metes and bounds, to-wit: - Beginning at a iron pin on the South side of the Parker Road, corner of Lot No. 17, and running thence along line of Lot 17 in a southerly direction one hundred and sixty seven (167) feet to an iron pin; thence North 83 1/4 W. fifty (50) feet to an iron pin, corner of Lot No. 14; thence with line of Lot 14 one hundred and sixty eight (168) feet to an iron pin in the Parker Road; thence with said Road S. 81 3/4 E. fifty (50) feet to an iron pin, the point of beginning.

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or Ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than one thousand Dollars, but any person may use two or more lots, placing one residence thereon.
- Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is fifteen feet from the street.
- Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.
- Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
- Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

Thos. N. Marchant, President and M. M. Jettan, Secretary on this the 22nd day of June in the year of our Lord one thousand, nine hundred and fourteen and in the one hundred thirty eighth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: D. M. Cuckmore, R. M. Hammond, Monaghan Mills, Thos. N. Marchant, Treas., and M. M. Jettan, Jr. Secy.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me P. M. Hammond, Thos. N. Marchant as President and M. M. Jettan, Jr. as Secretary of Monaghan Mills, 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 D. M. Cuckmore witnessed the execution thereof.

Sworn to before me this 22nd day of June A. D. 1914. R. M. Hammond, Notary Public for S. C.

Recorded for July 10th, 1914 191

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That, we, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Three hundred fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by W. T. Davie, hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

in section known as "Mountain View" situated about 2 miles north of the City of Greenville and being designated as lot no. 34 of block "B" as shown by plat of record in the office of R.M.C. for Greenville County in plat book "A" pages 396 and 397 and having the following metes and bounds to-wit: Beginning at a pin on Gridley St. 50 feet from the corner of Martin St. and running thence, N. 89 1/2 W. 15 1/2 feet to a pin on a ten foot alley, thence with said alley S. 1 1/2 E. 50 feet to a pin on Martin St. thence with said Martin St. S. 89 1/2 E. 142 feet to a pin on Gridley St. thence with said Gridley St. N. 13 W. 50 feet to the beginning corner.

State of South Carolina Greenville County. For Value received, I hereby release the within described lot of land from the lien of mortgage executed and delivered by Mountain View Land Co. to Mrs. Annie S. Martin on Jan. 15th, 1910 and recorded in R.M.C. office for Greenville County in mortgage book Vol. 1, page 41.

W. T. Davie, Grantor, Mrs. Annie S. Martin, J. F. Hunt, J. Thos. Silmons, Jr.

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or Ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than one thousand Dollars, but any person may use two or more lots, placing one residence thereon.
- Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is fifteen feet from the street.
- Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.
- Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
- Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

J. F. Hunt, President & Treasurer, and J. Thos. Silmons, Jr. Secretary, Mountain View Land Co. on this the 1st day of July in the year of our Lord one thousand, nine hundred and fourteen and in the one hundred thirty eighth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Ches. W. Ellis, Thos. M. Perry, Mountain View Land Co., J. F. Hunt, Pres. & Treas., and J. Thos. Silmons, Jr.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Thos. M. Perry, J. F. Hunt as President & Treasurer and J. Thos. Silmons, Jr. as Secretary of Mountain View 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 Ches. W. Ellis witnessed the execution thereof.

Sworn to before me this 1st day of July A. D. 1914. Thos. M. Perry, Notary Public for S. C.

Recorded for July 14th, 1914 191

For another Probate to this Deed see Book 16 page 420