

STATE OF SOUTH CAROLINA,

County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, 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 and Fifty (\$350.00) DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by Preston Charles hereinafter referred to as the Grantee (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,

near the City of Greenville, and known as Lot No. 15 on Plat of Monaghan Annex, recorded in Plat Book C, page 63 R.M.C. office for said County: the said lot having a frontage on the South side of Parker Road of fifty (50) feet, and running back on parallel lines to a depth of one hundred and sixty-four (164) feet.

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 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 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:

T. M. Marchant, President, & W. E. Beattie, Treas.

on this the 18th day of March in the year of our Lord one thousand, nine hundred and sixteen and in the fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Monaghan Mills By W. E. Beattie, Treas. And T. M. Marchant, Pres.

Herbert Lindsay Sam R. Zimmerman (Stamps canceled \$ .50)

STATE OF SOUTH CAROLINA, County of Greenville }

Personally appeared before me Herbert Lindsay and made oath that Thos. M. Marchant as President and W. E. Beattie as Treasurer 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 Sam R. Zimmerman witnessed the execution thereof.

Sworn to before me this 6th day April A. D. 1916. Herbert Lindsay. Sam R. Zimmerman (L. S.) Notary Public for S. C.

Recorded for April 15, 1916. 191.

STATE OF SOUTH CAROLINA,

County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, 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 Two Hundred & Fifty (\$250.00) DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by Nattie Hall hereinafter referred to as the Grantee (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 piece, parcel of lot of land situate and being in the State and County aforesaid near the Monaghan Mills, having the followingmetes and bounds to wit- Beginning at the line of 9 and 10 on Smyth Street and running thence with Smyth St. S. 6 1/4 W. 27.2 ft. to a corner, thence N. 83 1/4 W. 102 ft. to a stake, thence N. 6 1/4 W. 27.2 ft. to a corner; thence 101.5 ft. to the Beginning, and being Lot No. 10 in the Monaghan Annex, Plat of which was recorded in Plat Book "c" at page 63, R. M.C. Office for Greenville County.

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 her 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 her 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 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 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:

Thomas M. Marchant, President and W. E. Beattie, Treasurer

on this the 6th day of April in the year of our Lord one thousand, nine hundred and sixteen and in the one hundred & fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Monaghan Mills By W. E. Beattie, Treas. And T. M. Marchant, Pres.

Herbert Lindsay Sam R. Zimmerman (Stamps canceled \$ .50)

STATE OF SOUTH CAROLINA, County of Greenville }

Personally appeared before me Herbert Lindsay and made oath that Thos. M. Marchant, Pres. as President and W. E. Beattie as Treasurer 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 Sam R. Zimmerman witnessed the execution thereof.

Sworn to before me this 6th day April A. D. 1916. Herbert Lindsay. Sam R. Zimmerman (L. S.) Notary Public for S. C.

Recorded for April 21, 1916. 191.