

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 Dollars and other considerations to it in hand duly paid at or before the sealing and delivery of these presents by M. S. Crain 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 piece, parcel or lot of land situated and being in the County and State aforesaid, near the City of Greenville, in the subdivisions known as the Monaghan Annex, to wit: beginning at a stake on Smyth Street, and running thence 102 feet to a stake, thence 54.4 feet to a stake, thence S. 83-1/4 E. 103 feet to Smyth Street; thence N. 10-45 E. 54.4 to the beginning, and being all of lots No. 11 and 12, as shown on plat of the Monaghan Annex, which plat is recorded in the Register Merce Conveyance office

TOGETHER WITH ALL AND SINGULAR the rights, members, hereditaments and appurtenances to the said premises belonging or in anyway 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 whosoever 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, Pres and W. E. Beattie, Treasurer

on this the 17th day of June in the year of our Lord one thousand, nine hundred and sixteen

and in the one hundred thirty sixth 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 J. M. Marchant, Pres

Herbert Lindsay, Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Herbert Lindsay and made oath that he saw J. 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 he with Sam R. Zimmerman witnessed the execution thereof.

Sworn to before me this 19th day of June A. D. 1916

Sam R. Zimmerman, Notary Public for S. C.

Recorded for Nov 1st 1916

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That, The Lumber Land Company 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 Six Hundred and Ninety Dollars to it in hand duly paid at or before the sealing and delivery of these presents by J. M. Carter 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,

known and designated as lot #50 of Sand Lucci Villa, and having the following meter and bounds to wit: Beginning at a iron pin outside West side of Furman Road to corner lot #49, and running thence with said Furman Road N. 16 E. 60.5 feet to a iron pin corner lot #51, thence with line of said lot #51 N. 57-25 W. 150 feet to stake in back line of lot #43, thence with back line of lots #43 and #42 S. 13.30 W. 61.6 feet to stake corner lot #44, thence with line of lot #49 S. 57.25 E. 177.7 feet to beginning corner.

TOGETHER WITH ALL AND SINGULAR the rights, members, hereditaments and appurtenances to the said premises belonging or in anyway 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 whosoever 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 \$1500.00 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 twenty 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:

Lumber Land Co. By J. M. Carter, President And James F. Martin, Secy

on this the 6th day of September in the year of our Lord one thousand, nine hundred and sixteen

and in the one hundred thirty sixth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: T. C. Strickling, J. T. Wagoner, Roy N. Bogeman and J. E. Strickling

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me T. C. Strickling and made oath that he saw J. T. Wagoner as Secretary and Frank F. Martin as Secretary of Lumber 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 Roy N. Bogeman witnessed the execution thereof.

Sworn to before me this 6th day of September A. D. 1916

Roy N. Bogeman, Notary Public for S. C.

Recorded for January 15th 1917