

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of... 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

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... hereinafter named, and heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall ever be sold, rented, or otherwise disposed to negroes.
(2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance.
(3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat of the same.
(4) No buildings shall ever be erected upon the said property within... feet of the present line of the street upon which it faces.
(5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$...

shall be erected upon the said property within a period of... years from date of this instrument.

And the said granting corporation does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the grantee... hereinafter named, and 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... day of... in the year of our Lord one thousand, nine hundred and... and in the one hundred and... year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: By... (L. S.) and... (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me...

and made oath that... he saw... as... and... of Poinsett Realty Company, 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... witnessed the execution thereof.

SWORN to before me this... day of... A. D. 19... (SEAL.) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: That I, Henry B. Williams, have agreed to sell to E. W. Dean, a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville on Calhoun Street, described as follows:

Beginning at a stake on the east side of Calhoun Street, fifty feet from the Southeast corner of Calhoun and Dumbaul Streets, and running thence with Calhoun Street forty three feet to a stake corner of lot 25, thence along line of lot 25, 78, 45 to one hundred feet to stake corner of lots J and K; thence along line of Lot L, S. 16-15 W. forty three feet to stake thence N. 78-45 W. one hundred feet to the beginning corner being a part of what is known as lots G and H on plat made by F. H. Rogers, recorded in Plat Book 16 page 18, R.M. Co. Office for Greenville County, the said lots G and H having been conveyed to Harrison and Martha Mann by Greenville Trust Company by deed dated May 16th, 1912 and recorded in said R. M. Co. Office in Book 227, page 215.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Seven Hundred Dollars,

in the following manner: Fifty dollars cash upon the delivery of the contract, and the balance in installments of \$34.00 dollars for the first twelve months; thence 53.00 dollars for the second twelve months; thence 74.00 dollars for the third twelve months; eleven 23.00 dollars for the fourth twelve months; eleven 44.00 dollars for the fifth twelve months; and to 33.00 dollars for the next equal monthly payments until the cash installment to bear interest from maturity at eight per cent. to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of five percent of the whole amount due for attorney's fees, as is shown by his note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, and all premiums on insurance to the amount of four hundred dollars.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, he shall be discharged in law and equity from all liability to make said deed, and may treat said E. W. Dean as tenant holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of Eighty no 100 Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, have hereunto set my hand and seal this 15th day of March A. D. 1917.

In the presence of: Anna M. Beatty, Julia D. Charles, Henry B. Williams (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Julia D. Charles, who says on oath that she saw Henry B. Williams sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Anna M. Beatty witnessed the same.

Sworn to before me this 15th day of March A. D. 1917 by W. M. (Seal) Notary Public, S. C. Julia D. Charles