

Whereas, E. E. Gear, on the first day of January, 1923, conveyed to the American Bank and Trust Company, of Greenville, S.C., certain lands in the County and State aforesaid, the deed to Vol. 72, page 215, and whereas, the said deed, among other things, provided that the American Bank and Trust Company should sell and convey the said lands as a whole or in parcels, the purchaser, or purchasers, of said lands not to be bound to see to the application of the purchase money, or any part thereof, and whereas the said lands have been sub-divided into building lots, as is shown by a plat of record in the R.F.C. Office for Greenville County, Plat Book "F", page 102, for the purpose of selling same -

KNOW ALL MEN BY THESE PRESENTS, That The American Bank and Trust 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 ten dollars and other valuable considerations

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 John F. Holmes, All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the Augusta Road School Site, on Highland Drive and being known and designated as Lot No. 52 of the C.B. Martin sub-division, as shown on a plat of record in Plat Book "F", page 102, and having, according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the south side of Highland Drive, 165 feet from the south-west intersection of Highland Drive and Tomassee Avenue and running thence S. 48-50 W. 192.1 feet to an iron pin; thence S. 41-10 E. 82.5 feet to an iron pin, joint corner of lots #52 and 53; thence N. 48-50 E. 192.1 feet to an iron pin on Highland Drive; thence N. 41-10 W. 82.5 feet to the point of beginning.

- Nevertheless, upon the following conditions, which conditions are part of the consideration for this deed and are expressly for the benefit of all owners of lots as shown on plat above referred to, to-wit: (1) No building shall be erected nearer to the abutting sidewalk than thirty feet. (2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to person, or persons, having any percentage of Negro blood. (3) The property herein conveyed shall never be used for other than residential purposes, and no residence costing less than five thousand dollars shall ever be erected thereon.

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 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 hereinafter 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 18th day of April in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred and forty-seventh year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of C.B. Martin, E. Jordan, The American Bank and Trust Company, By Chas. M. McGee, Vice-President, and L.C. Elrod, Act. Cashier.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me E. Jordan and made oath that he saw Chas. M. McGee as Vice-President and L.C. Elrod as Act. Cashier of The American Bank and Trust 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 she with C.B. Martin witnessed the execution thereof. SWORN to before me, this 18 day of April A. D. 1923 E. Jordan Notary Public for South Carolina. Recorded for April 28th, 1923.

END OF Doc.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Campdown Mills

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 Ten Dollars (\$10.00) and other valuable considerations

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 John F. Holmes

All that certain lot, piece or parcel of land situate, lying and being in the County of Greenville, State of South Carolina, on the South side of Webster Street, in Ward Four of the City of Greenville, known as lot No. 7 on plat of Oakland Heights, recorded in Cleveland and Williams' plat Book, in R. M. C. Office for Greenville County, and having the following metes and bounds to-wit:

Beginning at a point on the street corner of Webster Street and Oakland Avenue; thence with said Oakland Avenue, S. 34-50 W. 118 feet to a stake; thence S. 64-34 E. 65 feet to a stake; thence N. 34-50 E. 120.55 feet to a stake on Webster Street; thence with Webster Street N. 66-49 W. 6.5 feet to the beginning corner, and being the identical lot of land conveyed to Campdown Mills by deed of record in Vol. 51, Page 157.

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 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 hereinafter 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 twelfth day of April in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred and forty-seventh year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Roy R. Smith, John L. Phillips, Campdown Mills, Allen J. Graham, President, and Allen J. Graham, Sec. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Roy R. Smith and made oath that he saw Allen J. Graham as President and Allen J. Graham as Treasurer of Campdown 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 John L. Phillips witnessed the execution thereof. SWORN to before me, this 12th day of April A. D. 1923 Roy R. Smith Notary Public for South Carolina. Recorded for May 1st, 1923.

END OF Doc.