

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

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 (\$10.00) and other valuable considerations 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 D.B. Traxler, his heirs

and assigns, forever: All that piece, parcel or lot of land in Greenville Township, County and State aforesaid, being Lot No. 212 of Traxler Park, plat recorded in Plat Book F, pages 114 and 115, R.M.C. Office for Greenville County. Beginning on Woodvale Avenue, corner of Lot No. 213; thence with Woodvale Avenue N. 64-37 E. 71.3 feet; thence N. 25-23 W. 220 feet; thence S. 64-37 W. 70 feet; thence S. 25-13 E. 220 feet to the beginning corner, and being part of the land conveyed to Realty Corporation by D.B. Traxler by deed dated April 7th, 1913 and recorded in Volume 16, page 88; 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 his heirs and assigns forever, nevertheless, upon the following restrictions and conditions, which are expressly for the benefit of all persons owning lots in said sub-division, to-wit:

- (1) This property nor any part thereof shall ever be rented or otherwise disposed of to any person having any percentage of negro blood.
- (2) No liquor or ardent spirits shall ever be sold on said premises.
- (3) The property shall be used only for residential purposes and no use shall be made thereof which would constitute a nuisance or injure the value of neighboring lots.
- (4) No dwelling house costing less than seventy-five hundred (\$7500.00) Dollars shall be erected on said property, nearer to Woodvale Avenue than sixty (50) feet.
- (5) The grantor reserves the right to lay and place or to authorize the laying and placing of street car tracks, sewers, gutters, paving, and pipes, the erection of telephone, telegraph and electric light poles or the placing of any other public utilities in or along any of the roadways without liability to compensate any lot owner.

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 D.B. Traxler, 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, 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 30th day of July in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-eighth year of the

Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of

D.B. Overcash J.L. Bozard Realty Corporation By D.B. Traxler, P. & T. and Adrien C. McManus, Sec.

Revenue Stamps Cancelled \$ 50 cents. S.C. Stamps 50 cents.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me D.B. Overcash and made oath that he saw D.B. Traxler as President & Treasurer and Adrien C. McManus as Secretary of Realty Corporation 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 J.L. Bozard witnessed the execution thereof.

SWORN to before me, this 30th day of July, A. D. 1924. Minnie Hunt (SEAL) Notary Public for South Carolina.

Recorded for August 1st, 1924.

END OF DOC.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Carolina Lumber Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville S.C. in the State of South Carolina for and in consideration of the sum of Nine Thousand Dollars (\$9000.00) 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 Mollie Allison

All that certain piece, parcel, tract, lot or lots of land lying, situate, and being in the State and County aforesaid, and being Lots numbered twenty (20) and twenty-one (21) of the Hillside Heights subdivision showing in detail all metes and bounds of said lots being of record in Plat Book F, page 101, in the office of the R.M.C. for Greenville County and being the same property conveyed to it by Franklin Smith, by deed dated September 14th, 1922 recorded in R.M.C. office for Greenville County in Volume 97, at page 519.

We the undersigned are the sole stockholders of Carolina Lumber Co and do hereby authorize the execution and delivery of this deed. This 24th day of June 1924

A.W. Allison M. B. Allison

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 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, 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 24th day of June in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-eighth year of the

Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of

Howard Callahan Carolina Lumber Co. By A.W. Allison, Pres. and M.B. Allison, Secy. & Treas.

Revenue Stamps Cancelled \$ 7 cents.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me B.P. Perry and made oath that he saw A.W. Allison as President and M.B. Allison as Secretary and Treasurer of Carolina Lumber 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 Howard Callahan witnessed the execution thereof.

SWORN to before me, this 24th day of June, A. D. 1924. B.P. Perry (SEAL) Notary Public for South Carolina.

Recorded for August 8th, 1924.

END OF DOC.