

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 and other valuable Consideration 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 Adrian C. McManus

All those five (5) certain lots of land situated in Greenville Township, County and State aforesaid in the subdivision known as "Travers Park" also known as lots nos. 119, 129, 202, 226 and 296 on plat of Travers Park recorded in plat book "F" pages 114-115, R.M.C. office for Greenville County, lots nos. 119 and 129 fronting on Park Drive lot no. 296 fronting on Bayou Boulevard and lots nos. 202 and 226 fronting on Woodvale Avenue, reference to the above mentioned plat is prayed for a fuller description.

Subject however to the following conditions and restrictions which are expressly for the benefit of all persons owning lots in said subdivision 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 \$7,500.00 shall be erected on said property or nearer to Woodvale Avenue than sixty (60) feet. (5) Grantor reserves the right to lay out place or to authorize the laying and placing of street car tracks, sewers, gutters, paving and pipes, the erection of telephons, telegraph and electric light poles or the placing of any other public utilities in any way of the roadway with the right to use any 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.

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 B. B. Traylor, President and M. L. Davies, Secretary

on this the twenty-six day of February in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fiftieth year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of B. R. O'Neill and C. R. Stone By B. B. Traylor, President and M. L. Davies, Secretary

Revenue Stamps Cancelled, \$ 2.50 and 50 cents.

STATE OF SOUTH CAROLINA, County of Greenville, Personally appeared before me B. R. O'Neill and made oath that he saw the within named Realty Corporation

by its duly authorized officers B. B. Traylor, President and M. L. Davies, Secretary sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with C. R. Stone witnessed the execution thereof.

SWORN to before me, this 25 day of February, A. D. 1926, C. R. Stone (SEAL) Notary Public for South Carolina B. R. O'Neill

Recorded for February 26th at 9:15 a.m. 1926

END OF Doc.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Colonia 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 S. C. for and in consideration of the sum of Six hundred 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 H. J. Duncanson, all that

piece, parcel or lot of land in the State and County aforesaid and about three miles Northwest of the City of Greenville and being Lot No. 23 of a plat made by Neves and Dalton, Sept. 1925 and having the following sites and bounds as shown on said plat: Beginning at an iron pin on the East side of Franklin Road; thence S. 53-54 E. 200 feet to an iron pin; thence S. 44-47 W. 73 feet to an iron pin also corner of lot No. 22; thence with line of lot No. 22 N. 48-37 W. 199 feet to an iron pin on Franklin Road; thence with Franklin Road N. 45-38 E. 60 feet to beginning corner. It is a condition of this conveyance that the above lot, or any portion thereof shall be used for residences purposes only, and any residence erected thereon shall cost not less than Two Thousand Dollars.

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.

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 W. J. Thackston, President and Treasurer

on this the second day of February in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fiftieth year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Rebecca S. Thackston and C. L. Gullick By W. J. Thackston, President-Treasurer

Revenue Stamps Cancelled, \$ 1 and cents.

STATE OF SOUTH CAROLINA, County of Greenville, Personally appeared before me Rebecca S. Thackston and made oath that she saw the within named Colonia Co., W. J. Thackston, President & Treas.

by its duly authorized officers W. J. Thackston, President & Treas sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with C. L. Gullick witnessed the execution thereof.

SWORN to before me, this 2nd day of February, A. D. 1926, C. L. Gullick (SEAL) Notary Public for South Carolina Rebecca S. Thackston

Recorded for March 4th, 1926 at 4:55 P.M. 1926

END OF Doc.