

State of South Carolina,
County of Greenville.

Whereas, Melrose Land Company, a corporation created under the laws of the State of South Carolina, did purchase certain lands adjacent to the City of Greenville, South Carolina, and did subdivide same, as will appear by deed recorded in the P.4.C. Office for Greenville County, in Plat Book "A" at page 157, and did subsequently convey by numerous deeds parts of land as shown on said plat, stating in said deeds that the property was conveyed "upon condition", however, that it should not be sold, rented or otherwise disposed of to persons of African descent; that no liquor or ardent spirits should be sold on said property; that no use should be made of the lots which would constitute a nuisance; and that no house should be built costing less than _____ Dollars; nor be erected nearer than _____ feet from the line of the side-walk, as shown on plat, etc.; and certain reservations to lay pipes, erect poles, etc. were contained in said deeds; and

Whereas, some question has arisen as to whether or not it was the intention of this corporation to create a condition subsequent in said deeds so as to operate a reversion or forfeiture for the violation of any of the conditions; and

Whereas, it was never the purpose of this corporation in any of said deeds to create a condition subsequent, the violation of which would operate a forfeiture or reversion of the property; it being the sole intention of this corporation that the conditions were in the way of building restrictions for the benefit of all lot owners, as shown on said plat.

Now, Therefore, Know all men by these presents, that Melrose Land Company for and in consideration of the sum of One (\$1.00) Dollar, to it in hand paid at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has hereby granted, bargained, quit-claimed and released, and by these presents does grant, bargain, quit-claim and release unto the owners of the said lots on the plat above referred to, all rights of forfeiture or reversion, if any, which this corporation may have owned at any time in said lands.

In witness whereof, said corporation has caused this instrument to be signed by its duly authorized officers, and its official seal hereunto affixed this 29, day of December, 1925.

Signed, sealed and delivered

in the presence of:

A.G. Hart

Hoke B. Black

State of South Carolina,

County of Greenville.

Personally appeared before me Hoke B. Black and made oath that he saw C.O. Allen, as President and H.T. Mills, as Secretary of Melrose Land 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 A.G. Hart, witnessed the execution thereof.

Sworn to before me this 29th,
of December, A.D. 1925.

J.D. Potest (L.S.)

Notary Public for South Carolina.

Recorded December 29th, 1925 at 2:15 P.M.

END OF DOC

State of South Carolina,)
County of Greenville.) Release.

For value received, we, Alester G. Furman and Alester G. Furman, Jr., the owners and holders of a certain judgment in the sum of \$568.70 obtained in the Greenville County Court against C.B. Martin and H.K. Townes, as Trustees of Greenville Realty & Investment Company, said judgment being on file in the office of the Clerk of Court for Greenville County at Judgment Roll C-1970, do hereby release and forever discharge the within described premises from the lien of said judgment. Witness our hands and seals this the 30th, day of December, 1925.

In the presence of:

Broadus Bailey

R.W. Hudgens

State of South Carolina,

County of Greenville.

Personally appeared before me Broadus Bailey, and made oath that he saw the within named Alester G. Furman and Alester G. Furman, Jr., sign, seal and as their act and deed, executed the foregoing release, and that he with R.W. Hudgens witnessed the execution thereof.

Sworn to before me this 30th, day of December, 1925.

R.W. Hudgens (L.S.)

Notary Public for South Carolina.

"For the deed to the above Release, see deed book 105, at page 287"

Recorded December 31st, 1925 at 11:45 A.M.

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