

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That RIVERSIDE LAND COMPANY

a corporation chartered under the laws of the state aforesaid, and having its principal place of business at Greenville, in the State aforesaid, for and in consideration of the sum of Three Hundred and no/100 (\$300.00) 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

S. E. Brown, his heirs and assigns,
lot of land situate in the County and State aforesaid, being a part of the lands of said Company, known as "Riverside," said lot being known and designated on a plat of said lands made by Carter & Pringle, Surveyors, (which plat is of record in said office) as lot number 9 of block K fronting 27 (20) feet on Palmetto Avenue and having a depth

of 125 feet to an alley.

Whereas, Riverside Land Company did on the 14 day of 1911, sell and convey to S. E. Brown the property herein after described and while said title was still in the hands of said S. E. Brown and was never recorded, now

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.

Upon the following conditions, however:—

- FIRST—That the property is not to be sold, rented or otherwise disposed of to persons of African descent.
- SECOND—That no liquor or ardent spirits are to be sold on the property.
- THIRD—That no Residence shall be built on said lot to cost less than \$ 600 Dollars but any person may use two or more lots, placing one residence thereon.
- FOURTH—That no building shall be erected nearer the street than the building line shown on the said plat, which is _____ feet from all streets.
- FIFTH—That no use shall be made of the lot sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.
- SIXTH—That the lay out of the lots as shown on said plan shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.
- SEVENTH—That the Company reserves the right to lay and place or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instrument of public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.

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 _____ 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, to-wit, its President and Secretary H. J. Haysworth, President and Harriet R. Wright Secretary on this the second day of January in the year of our Lord one thousand, nine hundred and thirtythree and in the one hundred and fifty seventh year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:
Hazel Mc Bride } Riverside Land Company
Alpha Dodd } H. J. Haysworth President
and Harriet R. Wright Secretary

S. C. Revenue Stamps Cancelled \$ 1 and 00 Cents
U. S. 00

STATE OF SOUTH CAROLINA
County of Greenville
Personally appeared before me Hazel Mc Bride
and made oath that s/he saw the within named H. J. Haysworth as President,
and Harriet R. Wright as Secretary of Riverside Land Company, sign, seal and as the act and deed of said corporation deliver the within written deed, and that s/he, with Alpha Dodd
witnessed the execution thereof.

Sworn to before me, this 15th day of December, A. D. 1923
A. B. Hart (SEAL) Hazel Mc Bride
Notary Public for South Carolina.

Recorded Jan. 20 1924 at 12:06 o'clock P. M.

END OF DEED