

XX X

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 South Carolina for and in consideration of the sum of Twelve hundred and five Dollars (\$1205.00) 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 W.D. Metts, All that

piece or parcel or lot of land in the State and County aforesaid, containing two and forty-one hundredths acres of land more or less, and in accordance with plat made by F.C. Rogers, and being a part of a sub-division of the San Souci Land, and having the following metes and bounds, to wit:

Beginning at an iron pin on the East side of Clarendon Avenue, and the South side of a fourteen Foot alley; thence South 43.50 E. 350 feet to an iron pin; thence South 46.10 W. 300 feet to an iron pin; thence N. 43.50 W. 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon Avenue N. 46. 10 E. 300 feet to beginning corner.

Subject to the following conditions, restrictions, and limitations:

Property shall be used for residential purposes only, and for white people. This condition not to apply to servants.

Grantee his successors or assigns shall within one year from date hereof, erect a residence to cost not less than \$3500.00

Grantee his successors or assigns to be amenable to sanitary rules and regulations, passed by a majority of the property owners purchasing lots from the Colonia Company.

These stipulations and conditions are material and have materially effected the price at which the property is sold and are therefore to be held as conditions subsequent.

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.

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... W.J. Thackston, President and Treasurer... on this the twelfth day of May... in the year of our Lord one thousand, nine hundred and eleven... and in the one hundred and thirty-fifth... year of the sovereignty and independence of the United States of America.

Signed, sealed, and delivered in the presence of: L.L. Dean, J.B. Friday, Jr.

By Colonia Company, W.J. Thackston, President, and Treasurer.

STATE OF SOUTH CAROLINA.

COUNTY OF Greenville

Personally appeared before me J.B. Friday, Jr. and made oath that he saw the within named W.J. Thackston, Pres. & Treas. Colonia Company by its duly authorized officers,

sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with L.L. Dean witnessed the execution thereof

Sworn to before me, this 23, day of May, A.D. 1911. T.G. Davis (SEAL) Notary Public for South Carolina.

J.B. Friday, Jr.